



The Paddock, Hove, BN3 6LT
£730,000 - £760,000 Guide



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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A superb three-bedroom semi-detached house set within this sought-after cul-de-sac in the highly regarded Hove Park area. Featuring front and rear gardens, off-road parking and a garage, this is a rare opportunity to purchase a fantastic family home and early viewing is highly recommended.





Further Information

This wonderful property is approached via an attractive front garden and shared driveway leading to the garage and side access to the rear garden. The accommodation on the ground floor comprises an entrance porch, hallway with under stairs storage, cloakroom, spacious through living and dining room with door to the garden, and an excellent-sized kitchen. Upstairs, there are three double bedrooms and a family bathroom. The main bedroom also enjoys access to an enclosed west-facing balcony.

To the rear, the property benefits from a generous east-facing garden with lawn and patio areas and useful side access to the garage. Offered with no onward chain, there is excellent potential to extend at the rear and convert the loft to create additional accommodation, subject to the necessary consents.

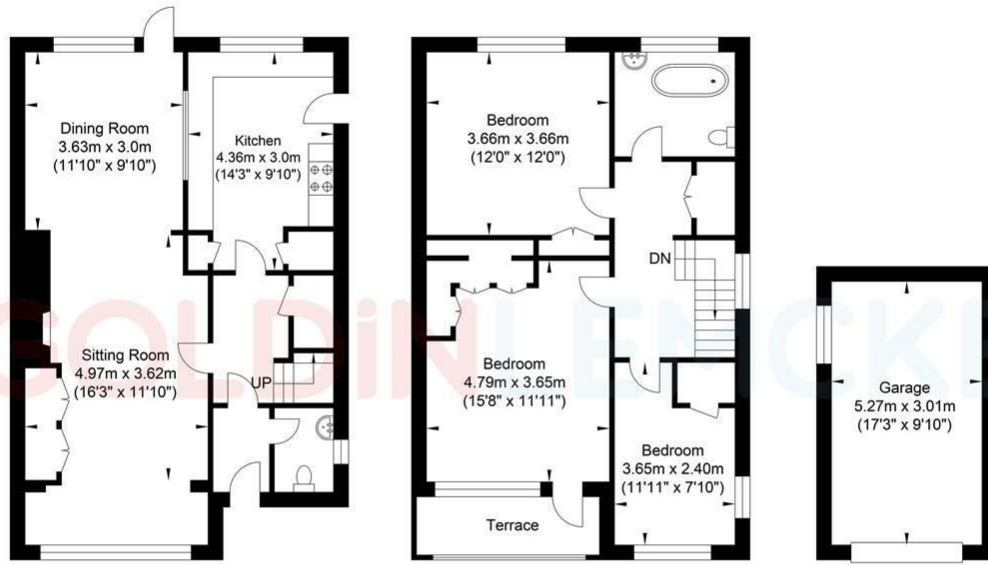
The Paddock is a quiet and well-kept cul-de-sac tucked just off The Droveaway, in one of Hove's most desirable residential areas. It's within easy reach of Hove Park and Hove Recreation Ground, with local shops, cafes and schools all close by. The area has a friendly, community feel while still being conveniently located for access to both Hove and Preston Park Stations, as well as regular bus routes into the city centre and beyond.



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The Paddock



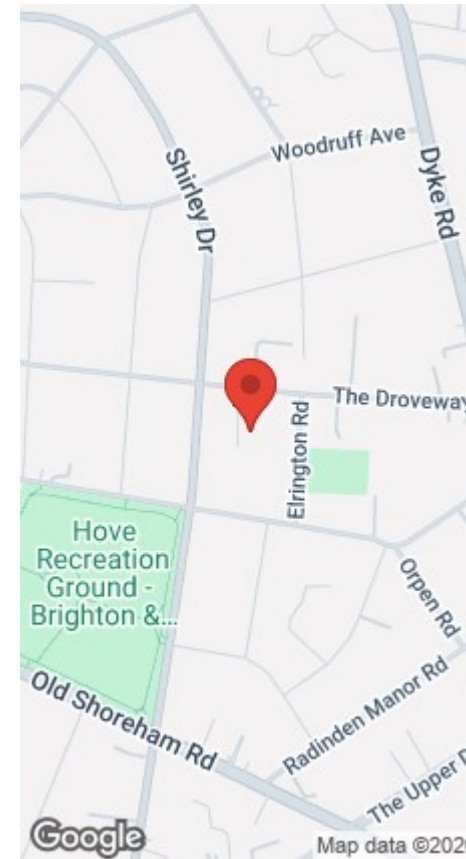
Ground Floor
Approximate Floor Area
626.02 sq ft
(58.16 sq m)

First Floor
Approximate Floor Area
603.53 sq ft
(56.07 sq m)

Garage
Approximate Floor Area
170.71 sq ft
(15.86 sq m)



Approximate Gross Internal Area = 130.09 sq m / 1400.27 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales	EU Directive 2002/91/EC		

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.