



The Paddock, Hove, BN3 6LT
£675,000 - £700,000 Guide



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SELLING HOMES
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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, each with fitted storage, along with a family bathroom. The main bedroom also enjoys access to an enclosed west-facing balcony.

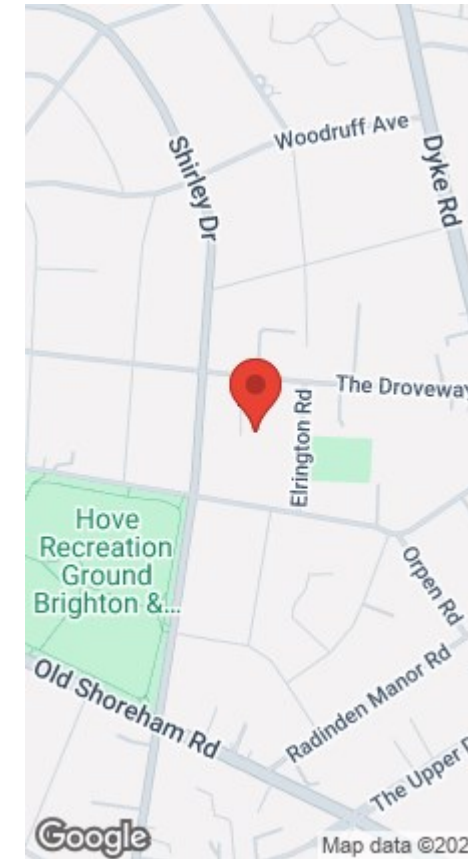
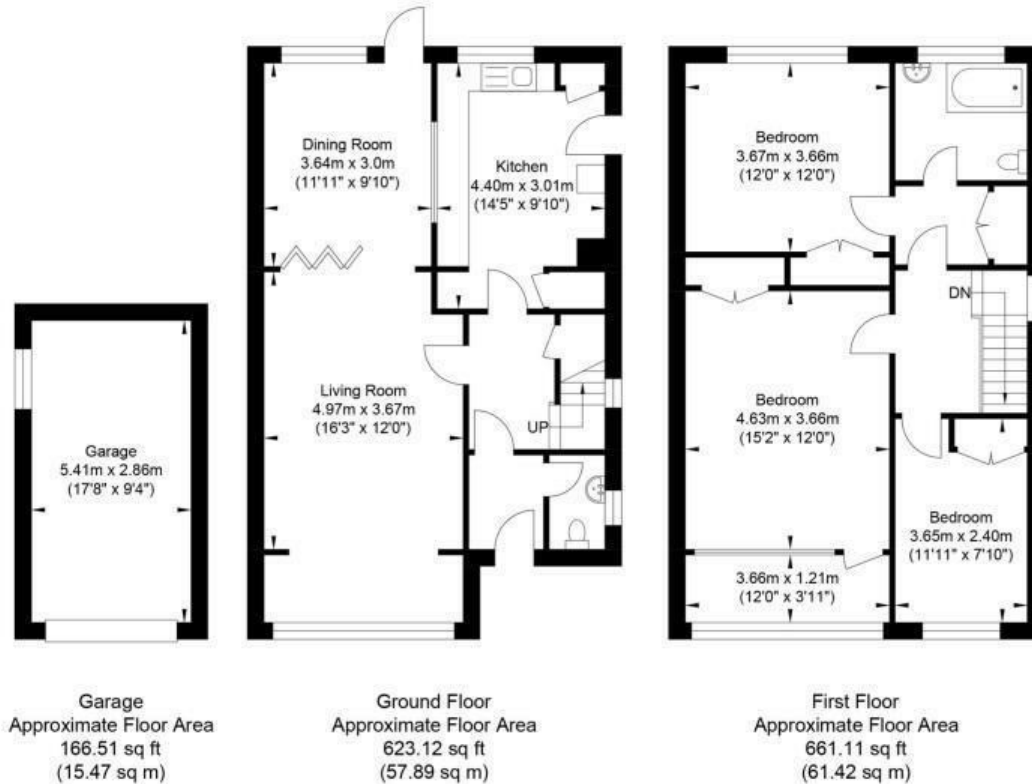
To the rear, the property benefits from a generous east-facing garden with mature planting and side access to the front. Offered with no onward chain, there is excellent potential to extend at the rear and convert the loft to create additional accommodation, subject to the necessary consents.

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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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		69
(39-54) E		
(21-38) F	35	
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Approximate Gross Internal (Excluding Garage) Area = 119.31 sq m / 1284.23 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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