



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

01273 00 99 66
coxandcohomes.co.uk



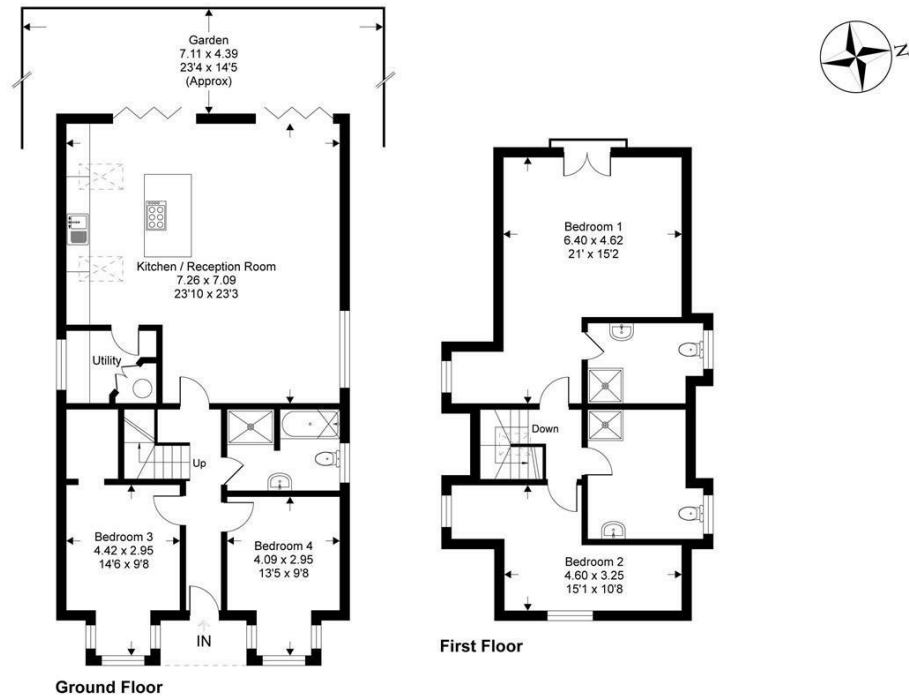
- Four Bedroom Detached House
- No Onward chain
- 500 Yards From Hove Beach
- En-Suite To Main Bedroom
- Separate Utility Room
- Partly Re-Built In 2022
- West Facing Rear Garden
- Family Bath & shower Room
- Modern Newly Fitted Kitchen
- Close To Wish Park

Tennis Road, Hove

Price: £850,000 Freehold

Tennis Road, BN3

Approximate Gross Internal Area = 154 sq m / 1653 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Cox & Co are pleased to offer this four-bedroom detached house located in the heart of Hove's popular New Church Road district. The property is close to Wish Park and just off Hove seafront, only 500 yards from the beach.

The property has been newly converted from a two-bedroom bungalow and transformed into this stunning four-bedroom house. All plumbing and electrical services have been renewed, the latter supplemented by solar panels and the property benefits from gas-fired central heating.

The accommodation comprises Ground Floor - Entrance Hall leading to a magnificent open plan Kitchen and Dining/Family room. The newly fitted kitchen section has an extensive range of work surfaces and storage units with integrated appliances, including an island unit with a hob – from the Dining/Family Room area, there are wide bi-fold doors opening onto the west-facing patio garden. Also, on the Ground Floor, there is a separate Utility Room. Two Bedrooms, one with a large walk-in wardrobe and a modern Bathroom/WC with a separate shower. On the first floor is the spacious Master Bedroom with an en-suite Shower Room with WC and another Bedroom with an adjoining Shower Room with WC.

The accommodation is newly decorated, and there are new floor coverings throughout - a mixture of laminate, carpet, and tiling.

Outside, the property has a west-facing patio garden with side access to the front of the property. The property is being sold with no chain for viewings; please contact Cox & Co.

| 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 | | |
| | 78 | 82 |