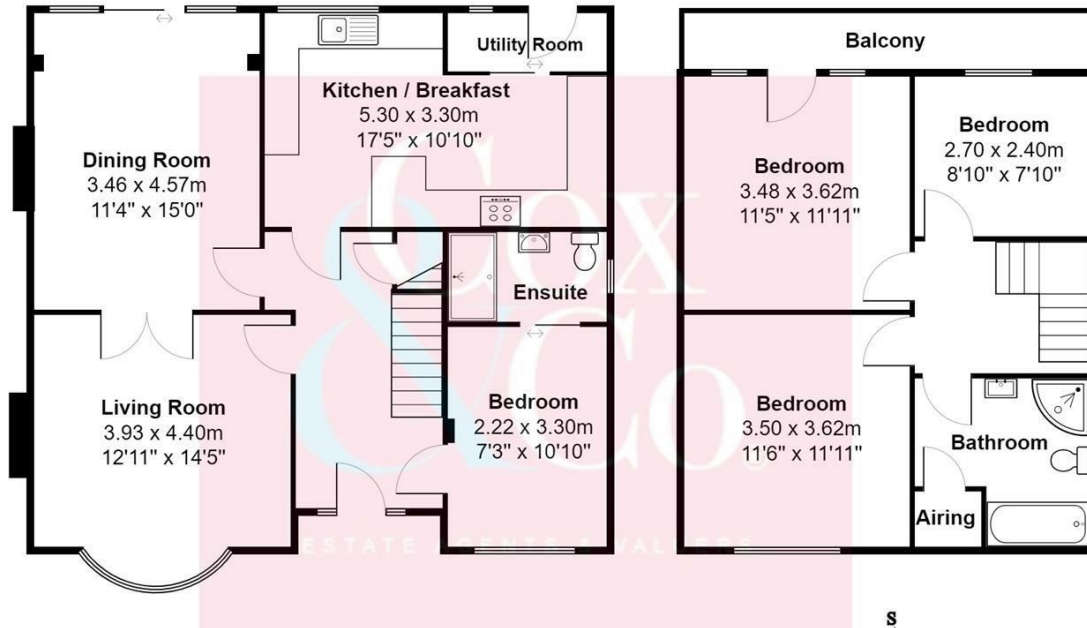




- Detached House
- Fabulous Views Of The Sea & South Downs
- Private Off Street Parking
- Modern Fitted Kitchen & Utility Area
- Balcony With Fabulous Views
- West Facing Rear Garden
- Snug Or Bedroom Four With En-Suite
- Three/Four Bedrooms
- Lounge & Separate Dining Room
- Snug/Bedroom Four With En-Suite Shower WC

## Poplar Avenue, Hove

Price: £750,000 Freehold



Total Area: 117.8 m<sup>2</sup> ... 1268 ft<sup>2</sup> (excluding balcony)  
 All measurements are approximate and for display purposes only



Cox & Co are pleased to bring this substantial extended detached three/four bedroom family home to the market.

The property is located at the top of Poplar Avenue, and therefore has fantastic south-westerly views of the sea and the south downs; the property must be viewed to appreciate the outstanding scenery that these views have to offer.

The accommodation comprises on the ground floor you have a lovely spacious entrance hallway leading through to a modern fitted kitchen with separate utility area, a good size through lounge diner with views and access across the west facing rear garden. There is also a downstairs snug or occasional bedroom with an en-suite shower room and WC. On the first floor are three bedrooms, two of which are doubles; the main bedroom has a west-facing balcony off the rear bedroom with amazing views of the sea and south downs. There is also a good size family bath and shower room.

Outside, the property has a large west-facing rear garden with raised decking making a fantastic bbq or sun terrace area. A garage is approached via a private drive to the front of the property, with additional off-street parking for at least two cars.

This house is truly a fantastic family home that must be viewed to be fully appreciated.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C		71	
(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	