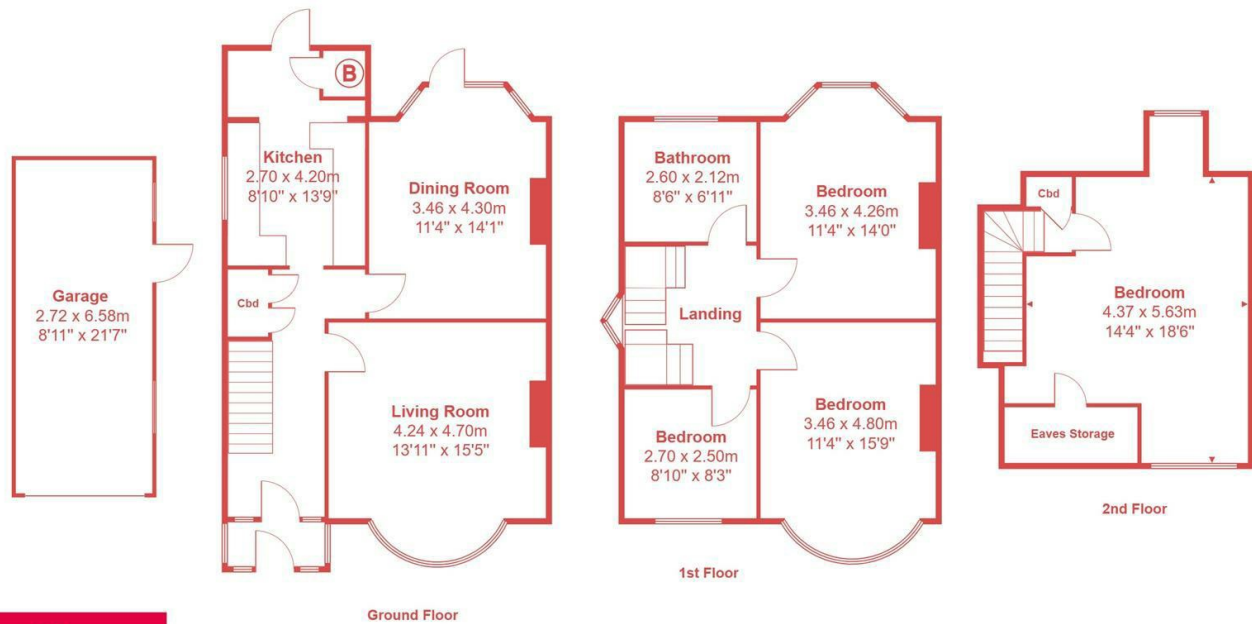




- Semi-detached House
- Four Bedrooms
- Separate Garage
- Close to Aldrington Train Station
- Stunning Rear Garden
- Loft Conversion
- Off Road Parking
- Great Local Schools

## Old Shoreham Road, Hove

Price: £575,000 Freehold



Total Area: 137.1 m<sup>2</sup> ... 1476 ft<sup>2</sup> (excluding garage)

All measurements are approximate and for display purposes only



Cox and Co Homes are proud to present this cherished family home on the historic Old Shoreham Road in Hove. This semi-detached home has been lovingly cared for by the same family for many years and now awaits new owners to unlock its full potential through a sympathetic renovation.

On the ground floor you have a spacious living room to the front of the house. This room exudes warmth and character, inviting you to relax by the fireplace and enjoy the sunlight streaming through the large south facing windows. Moving towards the rear of the property, you'll find a separate kitchen and dining room. With lovely views of the well-maintained garden, these spaces are perfect for family gatherings, entertaining friends, or simply enjoying a quiet meal in a tranquil setting.

The first-floor hosts three well-proportioned bedrooms. Each room offers comfort and a unique perspective on the surrounding area. A large, inviting bathroom is also located on this floor, offering ample space and potential for customization to suit your preferences.

One of the standout features of this home is the extensive loft extension. With its fantastic views and abundant natural light, this space presents an exciting opportunity. Whether you envision a luxurious primary suite, an additional bedroom, or a bright and airy studio.

Outside, the property has ample off-road parking for your convenience, ensuring that you and your guests will never struggle to find a space. Additionally, a separate garage is nestled within the garden, providing secure storage, home office or workshop potential.

With Aldrington station just a stone's throw away, commuting is a breeze, making this property not only a haven of tranquillity but also a convenient base for your daily adventures. Old Shoreham Road offers easy access to local amenities, schools, and parks, ensuring that all your needs are met.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>78</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	<b>44</b>	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC

