



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

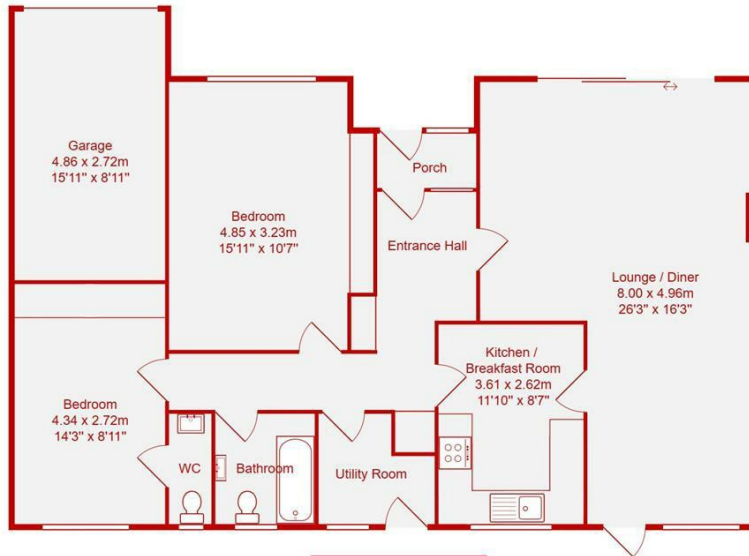
01273 00 99 66
coxandcohomes.co.uk



- **Detached Two Bedroom Bungalow**
- **Off Road Parking**
- **Garage**
- **Great Storage**
- **No Chain**
- **In Need Of Modernisation**
- **Two Double Bedrooms**
- **Close To Hove Park**

Hove Park Road, Hove

Price: £800,000 Freehold



Total Area: 96.0 m² ... 1033 ft² (excluding garage)

Nestled in the heart of Central Hove on the highly sought-after Hove Park Road, this charming two-bedroom detached bungalow presents an exciting opportunity for those looking to put their own stamp on a home. In need of modernisation throughout, the property offers generous living space, a fantastic layout, and a prime location within walking distance of Hove Park.

As you approach the property, you are welcomed by a spacious front garden with the added convenience of off-road parking and a garage to the right. Stepping inside, a porch leads you into a bright and airy hallway, setting the tone for the home's well-proportioned rooms.

To the left, the heart of the home unfolds a large open-plan lounge and dining space that stretches the length of the property. With expansive windows allowing for an abundance of natural light, this inviting area enjoys views of both the front and rear gardens, creating a seamless indoor-outdoor flow.

The kitchen, accessible from both the dining area and main hallway, offers ample storage and worktop space, along with a window overlooking the rear garden. Adjacent to the kitchen, a practical utility room provides additional storage and direct garden access.

The bungalow has two spacious double bedrooms, each benefiting from fitted storage. The primary bedroom is a particularly generous double, while the second bedroom enjoys garden views and features an en-suite W/C for added convenience. A well-positioned family bathroom serves both bedrooms, offering scope for renovation.

Outside, the rear garden offers a private outdoor space with excellent potential.

Situated in a prime location, the property is just a short stroll from Hove Park and its recreational facilities. A local Tesco on The Droveaway provides everyday essentials, while excellent bus links from Shirley Drive offer easy access to central Brighton and Hove.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			82
(69-80) C			
(55-68) D		65	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

