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## 13 Sandringham Close

Hove, BN3 6XE

A Stunning extended 1930s semi with standout kerb appeal in a quiet Hove close. Sun-drenched open-plan kitchen/lounge, landscaped garden, four double bedrooms including a luxurious master with en-suite and sea views. Stylish, turnkey family home ready to move into.

**Offers Over £800,000**

# 13 Sandringham Close

Hove, BN3 6XE



- Extended Semi Detached
- Off Street Parking
- High Specification Throughout
- Council Tax Band E
- Four Double Bedrooms
- Sea Views
- Good Schools
- Open Plan Modern Family Living
- Two Bathrooms & Downstairs WC
- EPC Rating C

Guide Price £800,000 - £850,000

A beautifully extended and distinctive 1930s semi-detached home, featuring a charming mock-Tudor timber façade, off-street parking for two cars and excellent kerb appeal, set within a peaceful residential close.

Upon entering, the spacious hallway provides ample room for coats, prams, and shoes, immediately setting the tone for this family-friendly home.

At the heart of the property is the sun-drenched, open-plan kitchen and lounge. The lounge and elegant dining area flow seamlessly, enhanced by light wood-effect flooring and a textured stone feature wall that adds contemporary character. The spectacular kitchen is designed for modern family life and effortless entertaining, boasting a large central island for breakfasts, high-spec Corian worktops, integrated double ovens, and abundant natural light from Velux skylights.

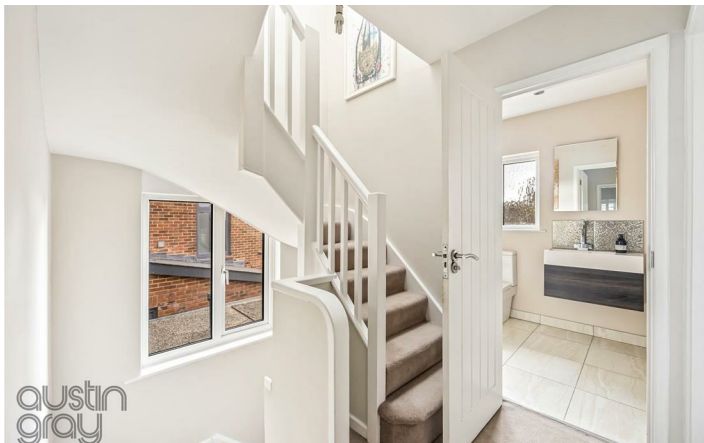
Adjacent to the kitchen is a handy utility room with a dedicated laundry area and ample storage, along with a neatly tucked-away downstairs WC.

The landscaped garden offers a true outdoor oasis, perfect for stylish entertaining and family recreation.

Upstairs, the first floor comprises three bedrooms. Two generous doubles feature built-in wardrobes, with the front-facing bedroom enjoying sea views. The third bedroom, currently used as a games room, could easily function as a home office or spare bedroom. The fully tiled family bathroom is a luxurious sanctuary with high-quality fixtures.

The master suite offers a serene retreat, continuing the minimalist theme with abundant built-in storage, symmetrical his-and-hers wardrobes, and stunning sea views. The luxurious en-suite wet room features a rainfall shower and a contrasting mosaic accent wall.

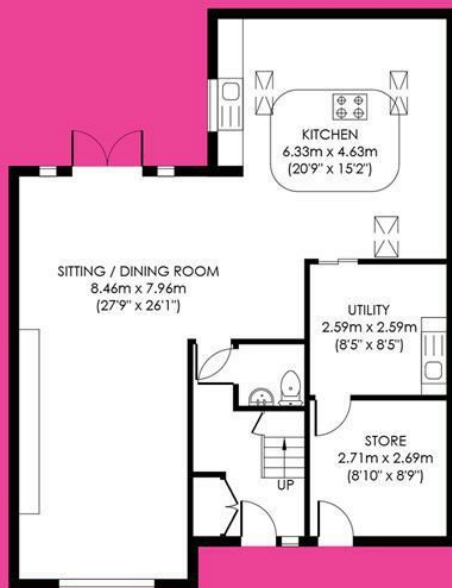
This is a turnkey family home with outstanding kerb appeal, beautifully presented and ready for modern living.



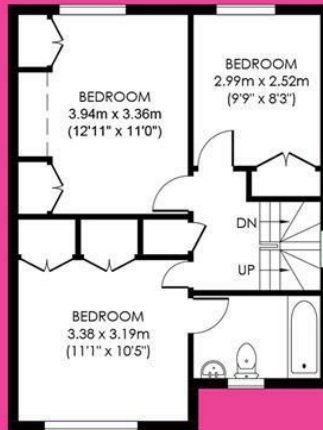
## Floor Plan

### SANDRINGHAM CLOSE

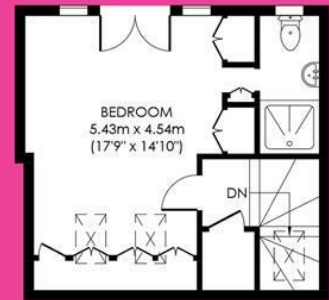
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**GROUND FLOOR**  
Approximate Floor Area  
830.22 sq ft  
(77.13 sq m)



**FIRST FLOOR**  
Approximate Floor Area  
493.09 sq ft  
(45.81 sq m)



**SECOND FLOOR**  
Approximate Floor Area  
335.18 sq ft  
(31.14 sq m)



Approximate Gross Internal Area = 154.08 sq m / 1658.49 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax  
Band: E**

Energy Efficiency Rating		
100 points Most energy efficient - lower running costs	Current	Potential
A (92-100)		81
B (81-91)		
C (69-80)		
D (55-68)		
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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