

10 Rochester Gardens

Hove, BN3 3AW

Guide price £1,200,000

A quite beautifully presented and appointed 4 bedroomed Georgian style town house together with a lovely attractively landscaped sunny west facing courtyard garden, located in this highly desirable prime central location within immediate proximity of all City centre amenities.

This stunning home at the end of an attractive Georgian style terrace is located in a much coveted tree lined avenue, quietly located yet within a short stroll of much of what the city has to offer including a huge range of bars, restaurants and café's, together with Palmeira Square and Hove seafront. Both Hove & Brighton railway stations are also easily accessible. This attractive property will suit those buyers seeking to combine an easily managed yet expansive home with all the advantages of City centre living being on the doorstep, yet in a pleasant and tranquil setting. The property is offered for sale in pristine decorative condition throughout and provides lovely light and spacious living accommodation spread over three floors making this a supremely comfortable home. In recent years the house has been extensively modernised and re-modelled to an exceptionally high standard including the fitting of a superb quality fully bespoke kitchen with a range of integrated appliances, beautiful bath and shower room suites all complemented by themes of neutral décor. The living space is bright and expansive with a fine 30 ft plus Living/Dining Room and 4 good sized bedrooms including a beautiful second floor west facing master suite with high vaulted ceilings, all exuding a sense of comfort and modern grandeur. Worthy of particular mention is the truly delightful and tastefully landscaped rear garden which takes full advantage of the favoured westerly aspect. The property also enjoys the undeniable attribute in such a central setting of it's own private Garage to the rear of the house. An early viewing of this particularly fine and superbly located home is very highly recommended.



FOSTER & CO.

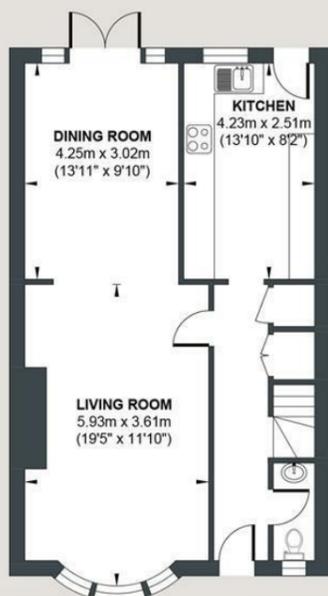
- Georgian style town house
- Quiet tree lined road
- Light and expansive
- Lovely, attractively landscaped West facing garden
- Private Garage
- Prime central location
- Beautifully presented and appointed
- Fully bespoke kitchens and bathrooms
- Four bedrooms including second floor master suite
- Must be viewed

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		
	70	80
England & Wales	EU Directive 2002/91/EC	



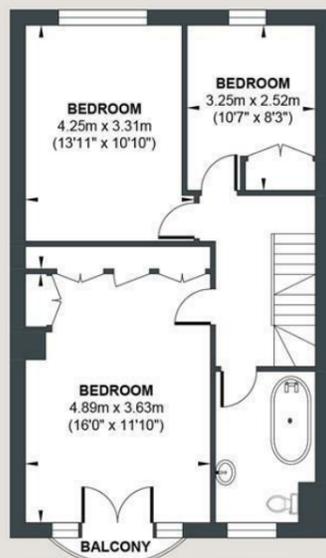
ROCHESTER GARDENS

Approx. Gross Internal Floor Area (Excluding Garage) = 148.07sq m / 1593.8 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



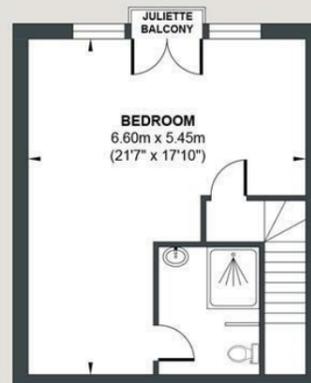
GROUND FLOOR

Approximate Floor Area
607.62 sq ft
(56.45 sq m)



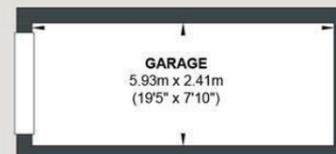
FIRST FLOOR

Approximate Floor Area
599.01 sq ft
(55.65 sq m)



SECOND FLOOR

Approximate Floor Area
387.17 sq ft
(35.97 sq m)



GARAGE

Approximate Floor Area
153.81 sq ft
(14.29 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

