

# 47 Derek Avenue

Hove, BN3 4PE

**£950,000**

An exceptional and beautifully extended three double bedroom, two bathroom family home offering over 1,700 sq ft of impeccably presented accommodation, an east facing landscaped garden and a detached garden studio, positioned in one of Hove's most sought after residential locations.

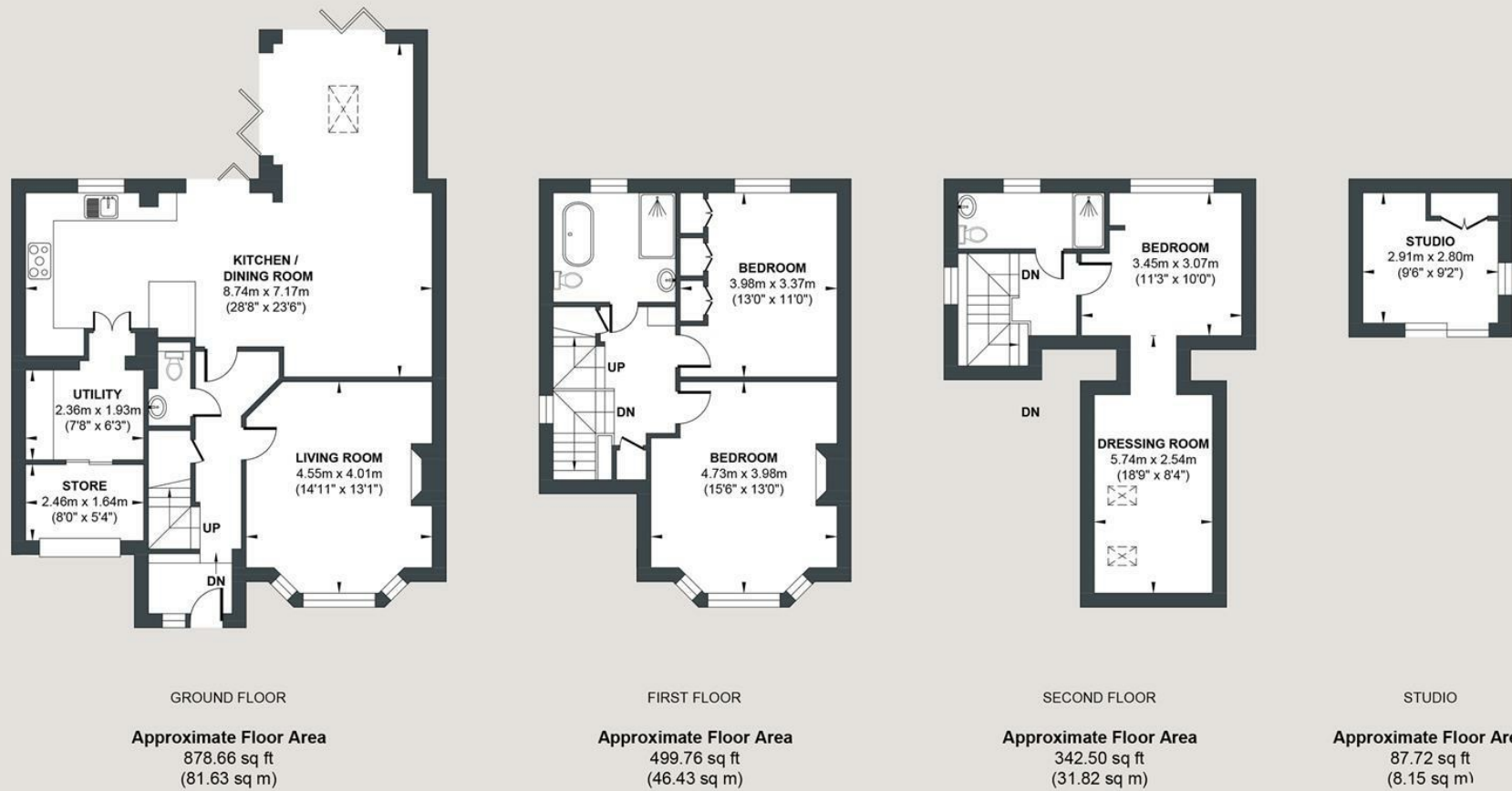


- Beautifully extended three double bedroom family home
- Stunning open plan kitchen dining family room
- Bi fold doors opening directly onto the garden
- Elegant bay fronted living room with feature fireplace
- Off street parking plus integrated garage for storage
- Two bathrooms including contemporary second floor shower room
- Bespoke cabinetry with central island and stone worktops
- Landscaped east facing garden with entertaining terrace
- Detached garden studio ideal for home office or gym
- Short walk to Hove Lagoon & Portslade Train Station

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	65	75
England & Wales	EU Directive 2002/91/EC	

## DEREK AVENUE

Approx. Gross Internal Floor (Excluding Studio) Area = 159.88 sq m / 1720.92 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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