



Chalfont Drive

Hove, BN3 6QR



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Asking price £1,200,000

An attractive four bedroom detached family house situated in the ever popular Chalfont Drive, located just off Dyke Road Avenue. Sold with no onward chain. This stunning property offers spacious and well-proportioned rooms. The ground floor is beautifully light and bright, the open plan feel instantly creates a great sense of space with a highly sociable layout. There is a welcoming entrance hallway leading to a large double aspect living room offering plenty of space to relax and entertain, while the conservatory overlooking the garden extends this versatile space even further. The easy flowing layout leads you from the living room via sliding double doors into a modern, light and well-appointed kitchen with integrated appliances and plenty of storage, while white quartz countertops and splash backs provide quality touches. Off the kitchen there is a separate family room overlooking the swimming pool, a utility room, access to the front and rear of the property and integral double garage, while bifolding doors open up the kitchen to the garden to enjoy outdoor dining in the afternoon sun on the large patio area surrounding the swimming pool. On the first floor there are 4 bedrooms, the master having an en-suite shower room. The front of the property is set back from the road and has off road parking for 3 cars. Within only a short walk are Hove Park, Dyke Road Park and a Waitrose superstore along with the local amenities of Matlock Road and Woodland Drive. Nearby Preston Park and Hove train stations are approximately under a mile away offering convenient mainline links for commuters. Regular bus services stop at the top of the road. Local schools include Lancing Prep, Cardinal Newman Catholic School, Hove Park School and Sixth Form Centre, Windlesham School, St Bernadette's RC Primary School, Stanford Junior School, BHASVIC, St Mary's Catholic Primary School, Brighton and Hove Prep and Goldstone Primary School, along with the popular Bilingual Primary School.



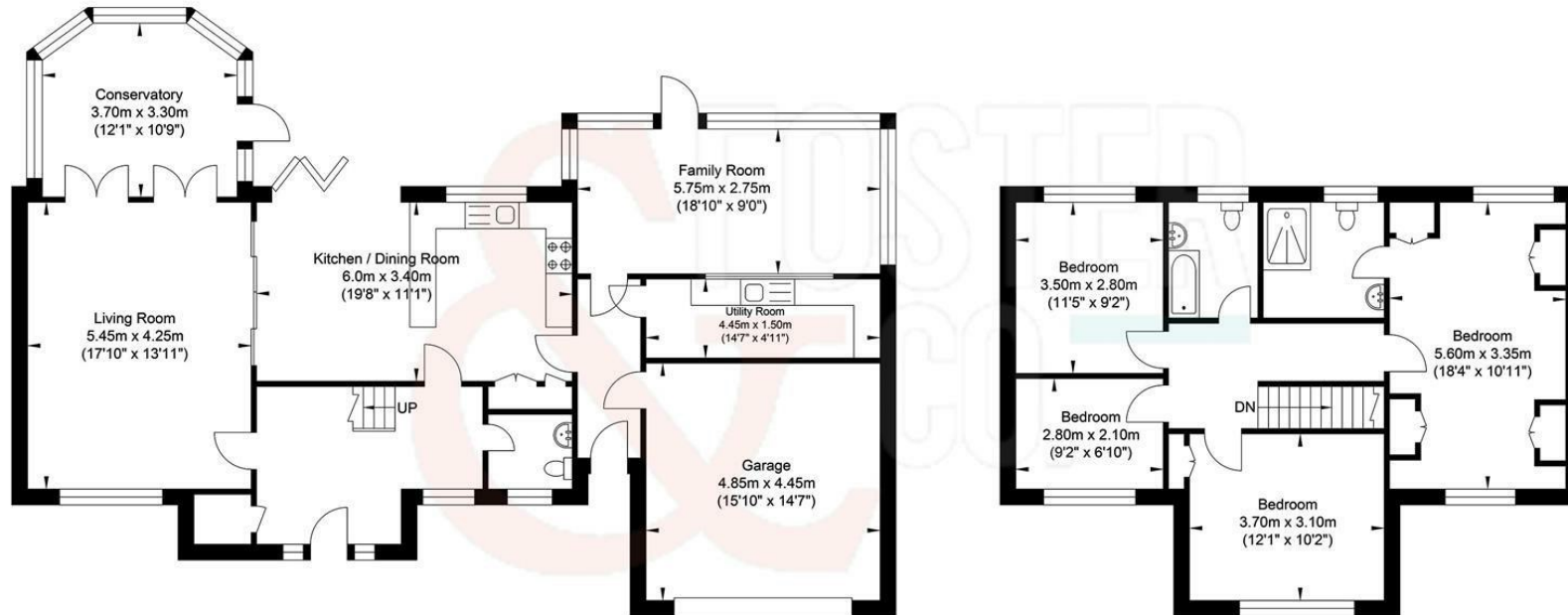
- Detached
- 3 Reception Rooms
- Kitchen Breakfast Room
- Off Road Parking for 3 cars
- Utility Room
- 4 Bedrooms
- Heated Swimming Pool
- Double Garage
- Great Location
- Lovely Garden

Energy Efficiency Rating	
	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	59
(21-38) F	
(1-20) G	
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	72
(39-54) E	60
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Not environmentally friendly - higher CO ₂ emissions	
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Ground Floor
Approximate Floor Area
1323.53 sq ft
(122.96 sq m)

First Floor
Approximate Floor Area
697.28 sq ft
(64.78 sq m)

Approximate Gross Internal Area = 187.74 sq m / 2020.81 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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