



# 57 Hove Park Road

Hove, BN3 6LL

**Guide price £2,000,000**

This beautiful home overlooking Hove Recreational Ground, has instant curb appeal leading to a fabulous entrance with its glass stained feature door and large hallway. From the hallway, a useful utility and boot room are set to the side, giving an option for alternative entrance.

The wide South facing bay window reception room to the front is the perfect snug for quiet family moments. To the rear, there is an impressive open plan kitchen diner leading to bi-fold doors that has family and socialising in mind; You can prepare food looking out to the garden with a hob located on the middle island. The additional reception room located to the rear has bi fold doors that let in plenty of light and give a fabulous view of the large garden. This layout benefits from the modern design of open plan living, but also privileges from adaptable space, intuitively designed partitioned workshop/home office space to the side in addition to the garage.

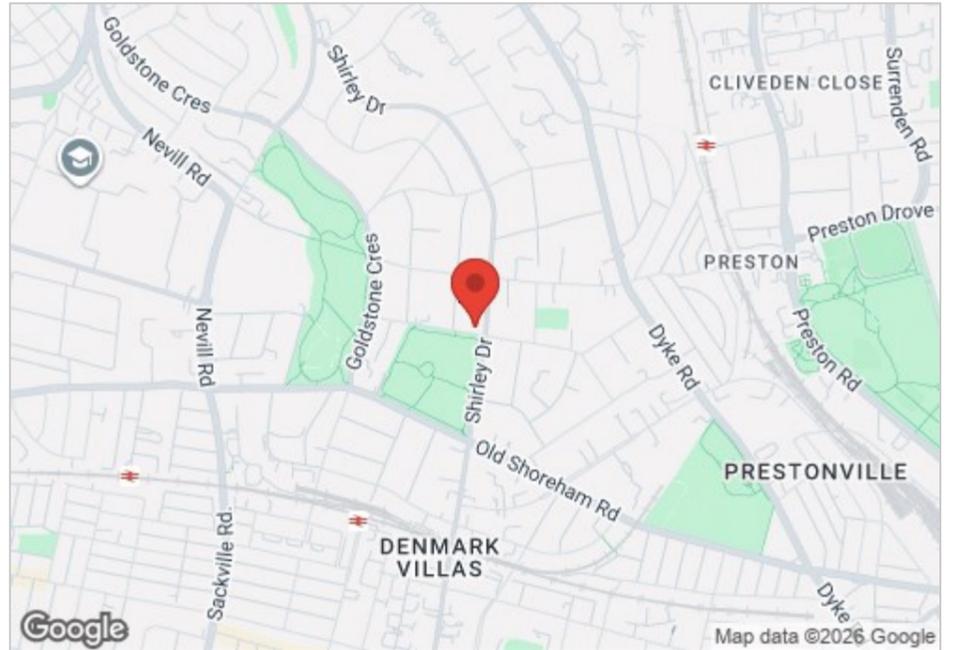
On the first floor, there are plenty of elegant original features that are ever present. A grand arched glass window commands the space between the modern family bathroom leading to the first four bedrooms. Each bedroom is a double, with room for storage and a space to relax, the light, modern rooms allow space for all family members to unwind. The sumptuous master also benefits from an ensuite including dual sinks, making sure morning family commotion to get ready are a thing of the past. Overhead you can look out to the changing skies from Velux windows and full-length glass door and Juliet balcony with views across the garden.

On the second floor is another spacious en-suite double bedroom and generous storage space.

Stepping out the bi fold doors on to the patio area you can take in the space and serene space of the garden. The garden benefits from a wide lawn leading to a decked area for sitting with family and friends for alfresco dining.

A Waitrose superstore and Tesco Metro are within walking distance as well as the shops and amenities of Seven Dials, Church Road and Goldstone Villas all being easily accessible. Hove's famous seafront is just past Church Road and is the perfect place to spend those summer afternoons.

Preston Park and Hove Station offer convenient mainline links for commuters and local schools include Lancing College Preparatory, Cottesmore St Marys Catholic Primary School and Hove Park School, Brighton and Hove High School and BHASVIC Sixth Form Centre, along with the recently opened Bilingual Primary School.

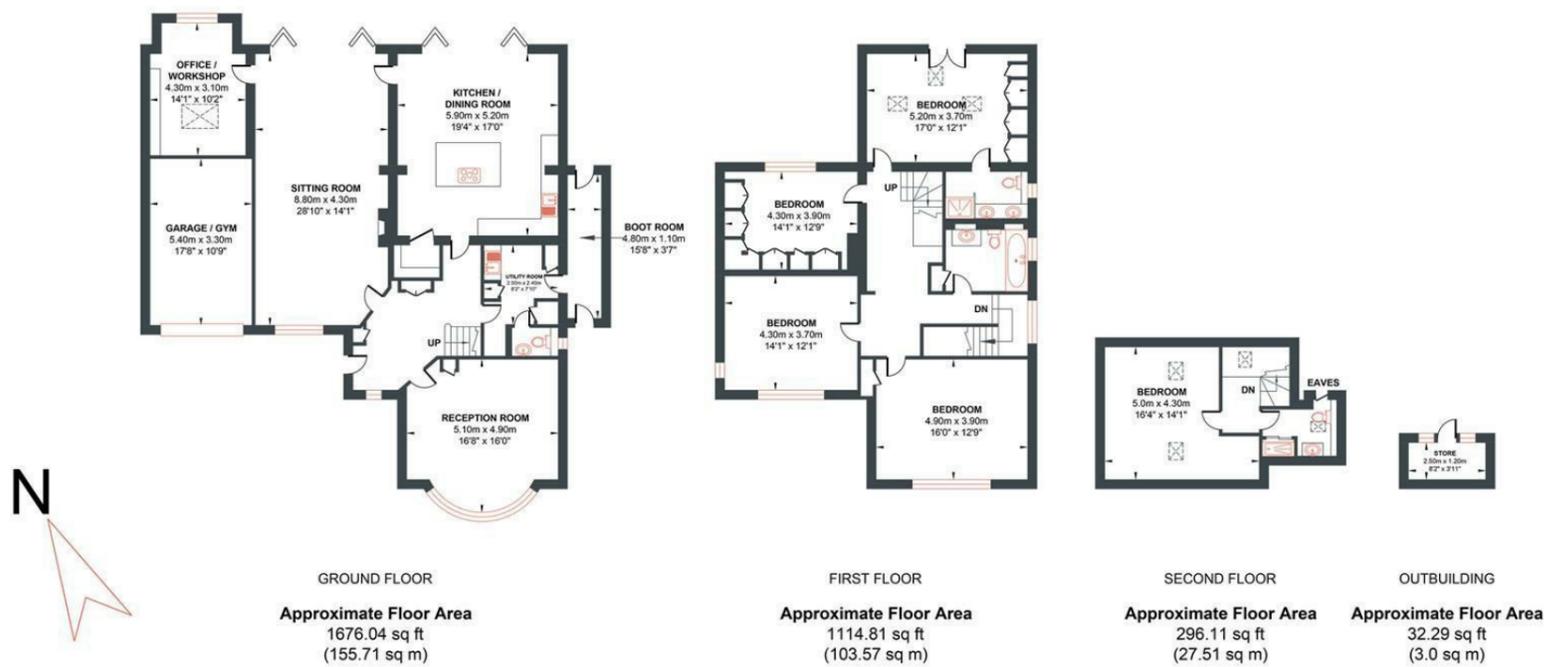


- Detached
- Overlooking Hove Rec
- Over 3100 Sq ft
- 5 Bedrooms
- Beautiful Flat Garden
- Off Road Parking
- Garage
- Study
- 2 Reception Rooms
- Distant Sea View

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		
	64	74
England & Wales	EU Directive 2002/91/EC	

## HOVE PARK ROAD

Approximate Gross Internal Area = 289.79 sq m / 3119.27 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.



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