

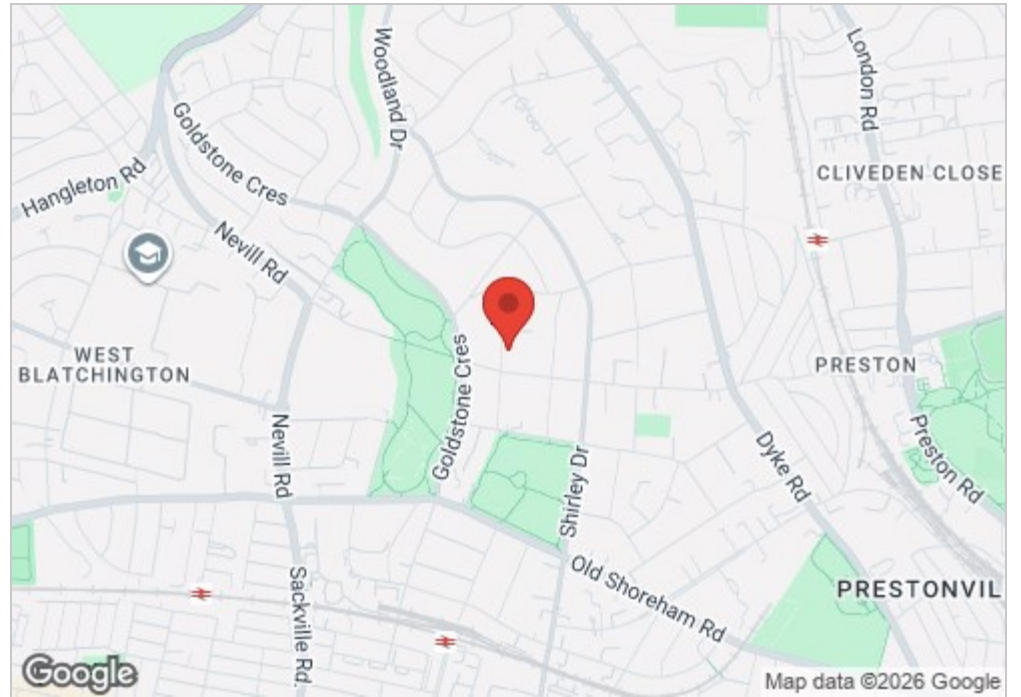
# 18 Hove Park Way

Hove, BN3 6PT

**Guide price £1,500,000**

A particularly substantial and beautifully appointed 5 double bedroom detached family home together with a lovely large mature rear garden located in this favoured Hove Park setting.

This attractive and imposing detached home provides lovely light, expansive and generously proportioned living space spanning three floors, making this a particularly comfortable and versatile family home having been greatly enlarged in recent years. The property is offered for sale in superb decorative condition throughout, and features a very spacious and impressive reception hallway, large well fitted kitchen/breakfast room, spacious and comfortable living room as well as a second reception room. Over the first and second floors there are five large double bedrooms as well as an additional office or sixth bedroom option. The impressive master suite on the second floor has huge windows enjoying fine views over the gardens and surrounding area and there is a large family bathroom/shower room serving the first floor as well as ensuite facilities to bedroom two. The delightful gardens are level, well maintained and of a large size, consistent with family expectations and an ideal complement to this impressive home. Located in a highly regarded quiet residential location, close to both Hove Park and Hove Recreation Ground and also convenient for Hove mainline station this quality family house requires an early viewing.

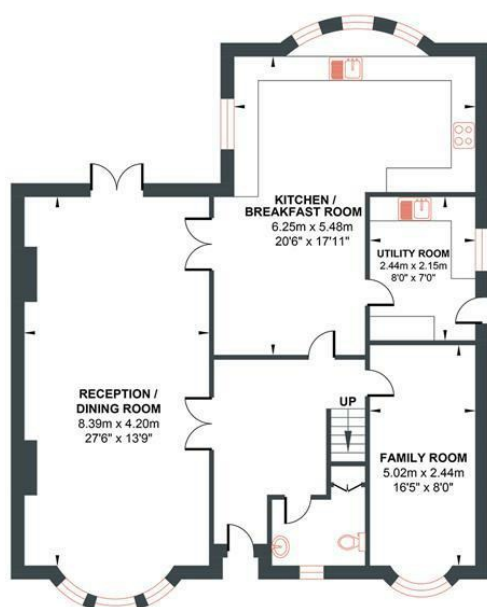


- Impressive detached family home
- Exceptionally spacious and expansive living space
- Three floors of living accommodation
- Three Bathrooms with two en-suites
- Two separate reception rooms and office/bedroom 6
- Sought after residential setting
- Beautifully presented and appointed
- Five large double bedrooms, three with air conditioning!
- Large well fitted Kitchen/Breakfast room
- Lovely large gardens

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		
	62	75
England & Wales	EU Directive 2002/91/EC	

## HOVE PARK WAY

Approximate Gross Internal Area = 291.13 sq m / 3133.69 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



**GROUND FLOOR**  
Approximate Floor Area  
1125.15 sq ft  
(104.53 sq m)



**FIRST FLOOR**  
Approximate Floor Area  
1116.54 sq ft  
(103.73 sq m)



**SECOND FLOOR**  
Approximate Floor Area  
892.0 sq ft  
(82.87 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

