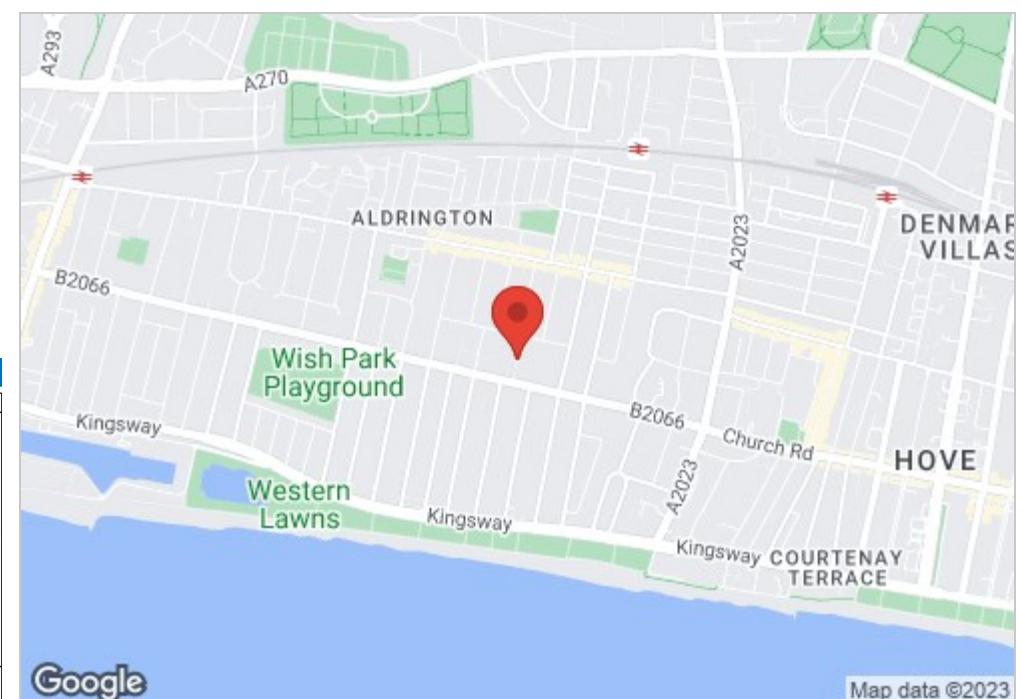


Asking price £2,250,000

A true Hove secret, this unique and contemporary individually designed self built home sits discretely down a tree-lined 100 metre private lane, off of New Church Road, just moments from Hove seafront. Offering generously proportioned accommodation within gated grounds that provides a secure home with all the sparkle of a holiday villa by the sea. Technically very capable with its Control4 Smart Home Automation System, app controlled from anywhere in the world, incorporating; gates, Lutron lighting, Qmotion blinds, heating, surround video/sound system throughout and for further peace of mind enjoys top of the range surveillance/CCTV system and Solar PV Panels. With a crisp white rendered exterior, the house is symmetrical in design and offers versatility in spades. Comprising four bedrooms, four bathrooms, a reception room, cinema room/second reception, a separate utility room and a steam room. Externally, the property has manicured contemporary low maintained gardens, a covered, heated swimming pool with counter current machine and off street parking for several cars.

- Detached Smart Home
- 4 bedrooms & 4 bathrooms
- Private Gated Grounds
- Heated Covered Swimming Pool
- Reception Room & Cinema Room
- Wrap Around Garden
- Parking For Several Cars

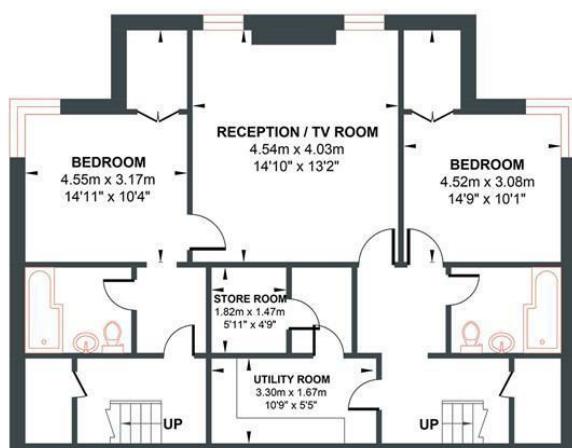
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A	82	87
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		



COURTYARD LANE

Approximate Gross Internal Area = 219.45 sq m / 2362.14 sq ft

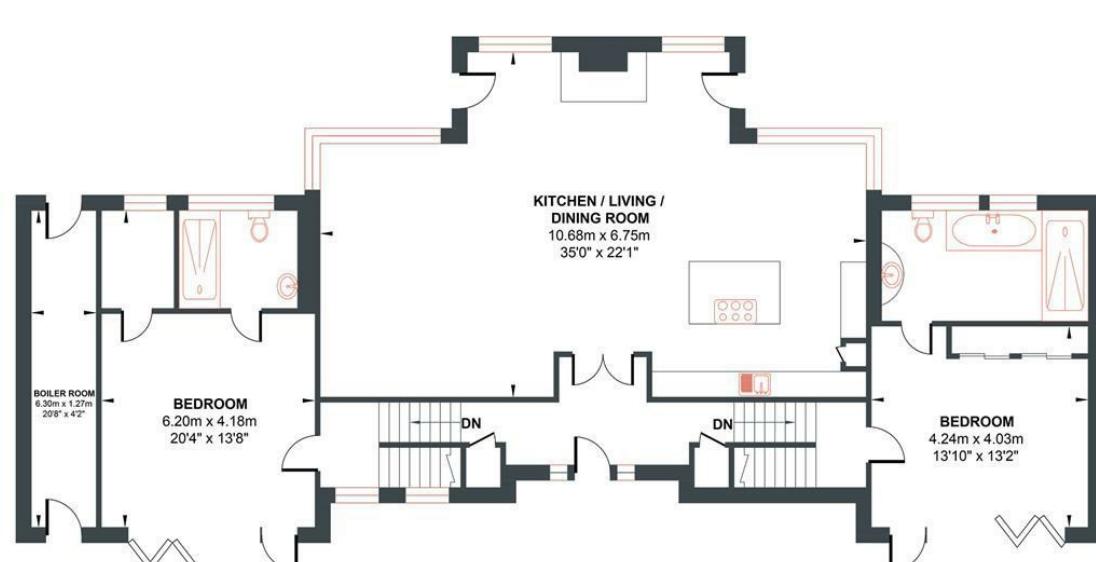
Illustration for identification purposes only, measurements are approximate, not to scale.



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LOWER GROUND FLOOR

Approximate Floor Area
842.59 sq ft
(78.28 sq m)



GROUND FLOOR

Approximate Floor Area
1519.54 sq ft
(141.17 sq m)

FOSTER & CO.

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