

3 Courtyard Lane

Hove, BN3 4BP

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

■ Private Gated Grounds

■ Reception Room & Cinema Room

■ Parking For Several Cars
- 4 bedrooms & 4 bathrooms

■ Heated Covered Swimming Pool

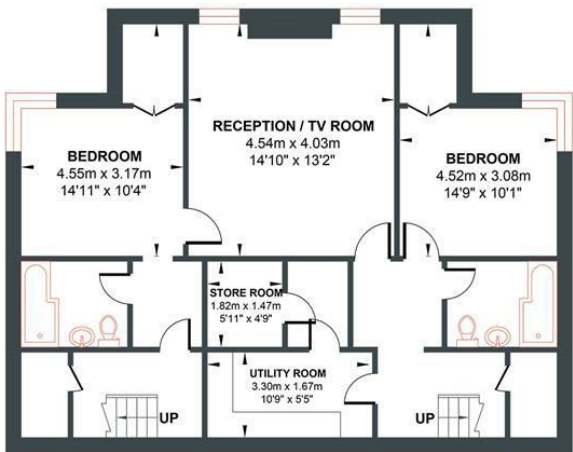
■ Wrap Around Garden

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	Not energy efficient - higher running costs	
(1-20) G		
England & Wales		EU Directive 2002/91/EC



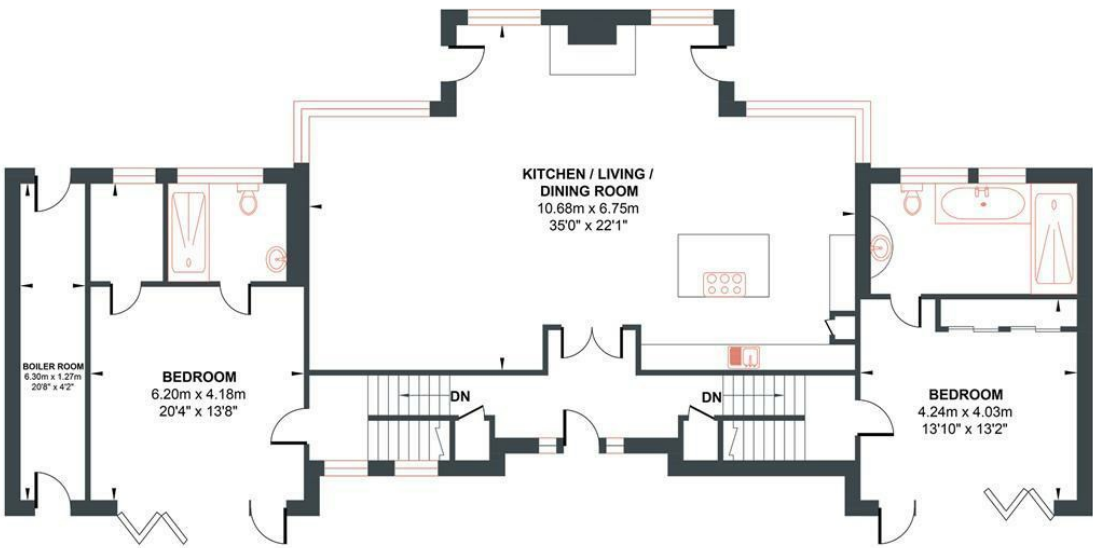
COURTYARD LANE

Approximate Gross Internal Area = 219.45 sq m / 2362.14 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



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)

