



58 Old Shoreham Road
Hove, BN3 6GF


Guide price £1,100,000

A particularly attractive detached family home of considerable charm and character, standing in truly lovely large mature south facing gardens while offering considerable potential for modernisation and enlargement (STNPC)

This lovely detached house is located in a prime central location, ideally located within close proximity of Hove mainline station and both Hove Park and Hove Recreation Ground. The City centre and seafront are also easily accessible. This substantial property provides light and generously proportioned living accommodation over two floors and offers genuine potential for expansion, subject to the relevant planning consents, together with the opportunity to modernise and improve the interior in order to create a modern home consistent with 21st century expectations. Set back from the road, with a private driveway and garage, the house stands in absolutely lovely, large, mature lawned gardens which take full advantage of the sunny southerly aspect. There is no chain involved with the sale and an early viewing is very highly recommended by the owners Sole Agents.



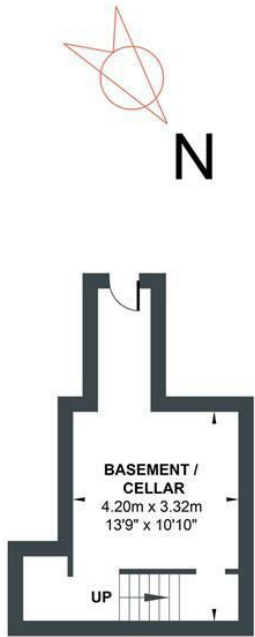
- Guide Price £1,100,000-£1,200,000
- Offering considerable potential for modernisation
- Stunning large mature south facing gardens
- Close Hove Park and Hove Rec
- No chain involved
- Most attractive detached family home
- Prime central location
- Scope for enlargement (STNPC)
- Must be viewed

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F		51	
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



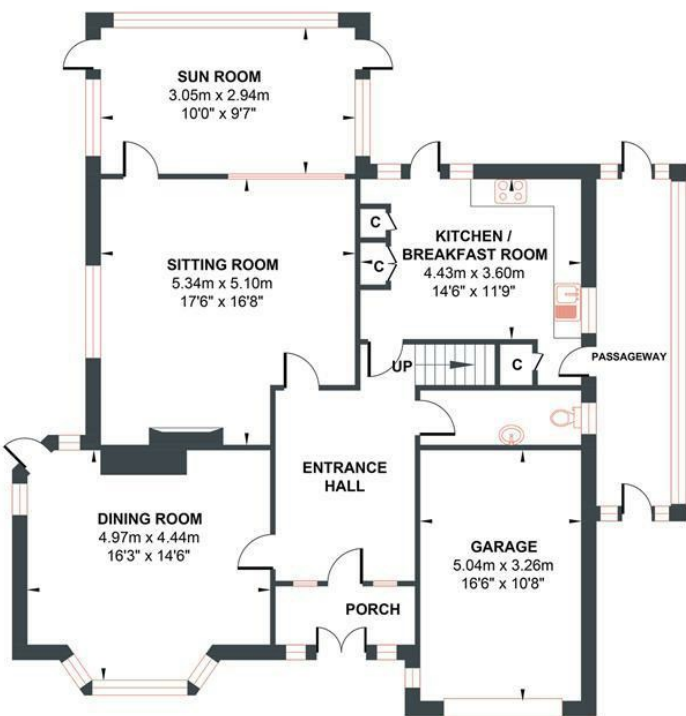
OLD SHOREHAM ROAD

Approximate Gross Internal Area = 223.96 sq m / 2410.68 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



BASEMENT

Approximate Floor Area
192.35 sq ft
(17.87 sq m)



GROUND FLOOR

Approximate Floor Area
1381.44 sq ft
(128.34 sq m)



FIRST FLOOR

Approximate Floor Area
836.89 sq ft
(77.75 sq m)

