



8 Elm Close

Hove, BN3 6TG



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Asking price £1,500,000

Situated in a quiet position within a cul-de-sac in Hove, this five-bedroom detached house is a perfect compromise for a tranquil peaceful country positioned house just moments from the hustle and bustle of the city.

Benefitting from far reaching views overlooking Hove towards the sea. Close-by are a range of local amenities including shops, and restaurants at seven dials, the popular Hove Park with almost 40 acres of open spaces and recreational facilities.

The living spaces are versatile and flexible throughout allowing easy family living which can be adapted to suit. Outside the property has a long driveway allowing ample parking as well as a double garage. The garden is South facing and wraps itself around the house with mature trees.



- Five bedrooms
- Double garage
- Three en-suite bathrooms
- Popular Hove Park area
- Workshop/ Office
- Two reception rooms
- Driveway
- Wrap-around garden
- Utility room

## 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		
England & Wales	EU Directive 2002/91/EC	

## Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(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>		
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