



FOSTER  
& CO.

# Amberley Drive

Hove, BN3 8JP

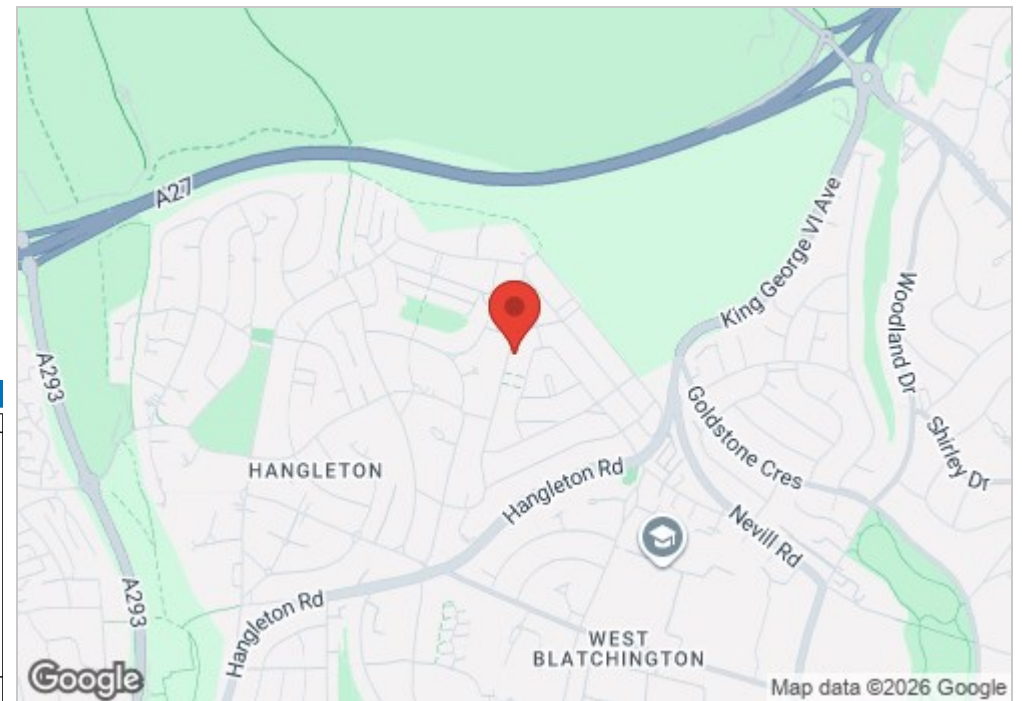
**Offers in excess of £500,000**

A quite beautifully presented 4 bedroom semi detached family home together with a lovely good sized mature rear garden which has been extended to create a superb master suite enjoying stunning far reaching elevated views over the surrounding area towards the sea while being close to excellent local schools.

This is a lovely family home which is ideally located close to excellent local schools catering for various age groups with top choices being West Blatchington Primary, Hangleton Primary, together with the King's School for secondary education.

The property is offered for sale in excellent decorative condition throughout and provides lovely bright and spacious living space arranged over three floors making this a comfortable and versatile home. Features include a family friendly open plan living room and kitchen which is well fitted with modern appliances and with doors opening onto the rear garden. There are three spacious bedrooms and a shower room on the first floor and the house has undergone an impressive loft conversion to create a great master suite with a light and airy theme which enjoy a quite remarkable elevated aspect with enviable views at the front towards the sea where on a clear day the Isle of Wight, together with other local landmarks are clearly visible.

The rear elevation has a similar far reaching aspect with the Brighton Eye in eye sight! Worthy of particular mention is the lovely good sized mature rear garden which is an ideal complement to this property with ample private off road parking at the front. An early viewing of this great family property is very highly recommended.



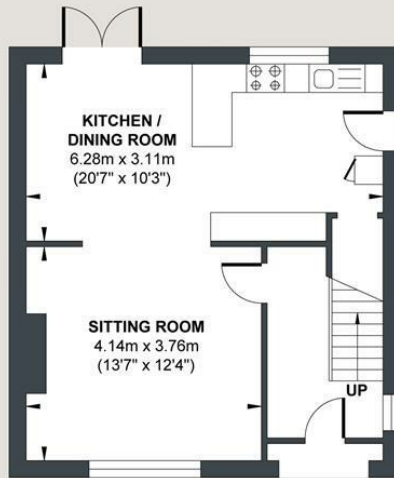
- Spacious family home
- Popular location close to excellent schools
- Light and airy
- 4 bedrooms including large second floor master suite
- Excellent decorative order
- Stunning elevated views towards the sea
- Good sized mature lawned garden
- Private off road parking
- Must be viewed

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		
	74	79

England & Wales EU Directive 2002/91/EC

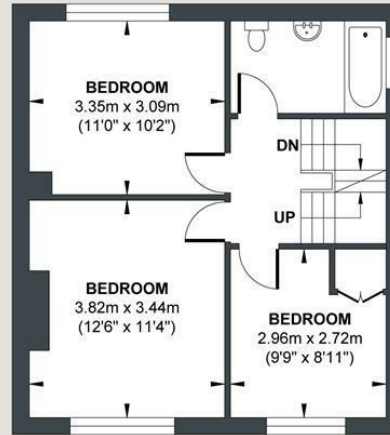
# AMBERLEY DRIVE

Approx. Gross Internal Floor Area (Excluding Shed) = 122.55 sq m / 1319.11 sq ft  
 Illustration for identification purposed only, measurements are approximate, not to scale.



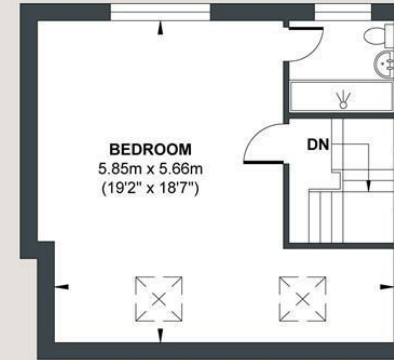
GROUND FLOOR

**Approximate Floor Area**  
471.13 sq ft  
(43.77 sq m)



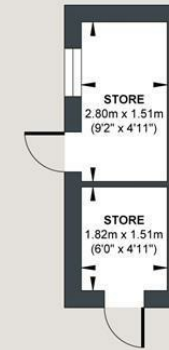
FIRST FLOOR

**Approximate Floor Area**  
471.13 sq ft  
(43.77 sq m)



SECOND FLOOR

**Approximate Floor Area**  
376.85 sq ft  
(35.01 sq m)



OUTBUILDING

**Approximate Floor Area**  
76.74 sq ft  
(7.13 sq m)



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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



