

# Orchard Gardens

Hove



## Orchard Gardens, Hove

£800,000n - £850,000

4

BEDROOM

1

BATHROOM

1

RECEPTION

## / About the property

**\*\* GUIDE PRICE £800,000 - £850,000 \*\***

Located fantastically near Hove Park and a stroll away from Hove station this property is situated in an ideal spot.

Boasting four well-proportioned bedrooms this property makes for the perfect family living, whilst having a rear garden makes it all the more appealing for the enviable enjoyment of outdoor space.

As you enter this property you stand within the porch area perfect for removing wet wellies following rainy walks from Hove Park which resides just beyond this proud property.

Further in, this home enjoys two brilliantly lit reception rooms, the first being located at the front of the property with a brilliant brick fireplace, centrally generating a homely feel, and a gorgeous high ceiling allowing all the light to sleepily seep in.

The second reception area is a part of the kitchen and dining space in which you can utilise for hosting dinner parties and having guests round or for simply relaxing after a long hard day of work.

Up the stairs you will find yourself on a generous hallway where you can access the four double bedrooms and upstairs bathroom with its turquoise tiling and natural light bouncing along the cream contoured walls.

The East facing Garden enjoys a generous amount of morning and early afternoon sunshine generating a fresh sense of delightful potential, whatever your lifestyle this garden makes a perfect retreat, providing escapism from the everyday hustle and bustle of working life.

### 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>		78
(55-68) <b>D</b>	65	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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arrange a viewing appointment:

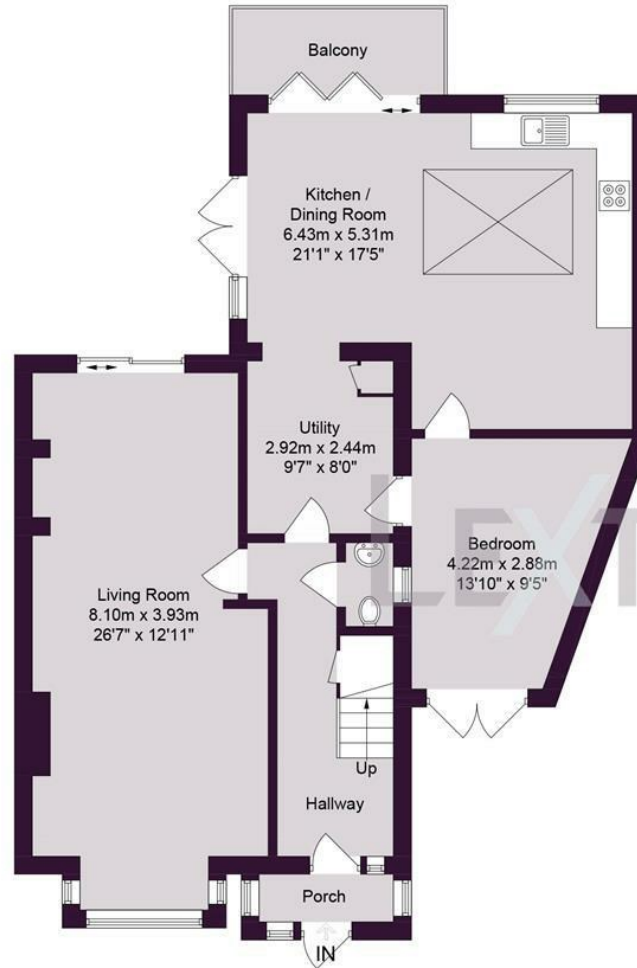
**01273 56 77 66**

174 Church Road, Hove, BN3 2DJ  
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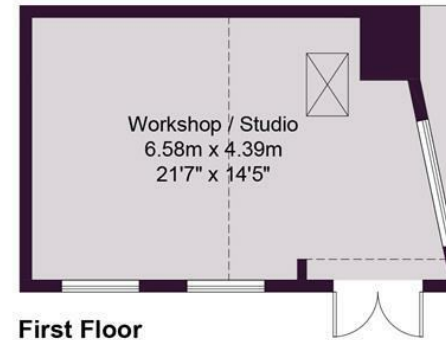




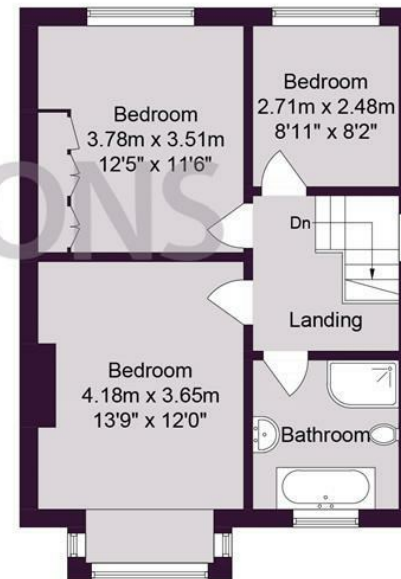
### Ground Floor



### Outbuilding



### First Floor



Approximate Gross Internal Area = 149.8 sq m / 1612

Outbuilding = 28.0 sq m / 301 sq ft

Total = 177.8 sq m / 1913 sq ft

Approximate gross internal floor area ...

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.



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