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Park View Road, Hove Park, BN3 7BF



Offers Over £900,000



- Fantastic Family Home
- Off Street Parking Spaces
- 5 Bedrooms
- Potential to Extend STP
- Needs Updating
- Overlooking Hove Park
- West Facing Garden
- No Onward Chain
- Desirable Location
- 1561 sq ft / 145 sq m



### The Property

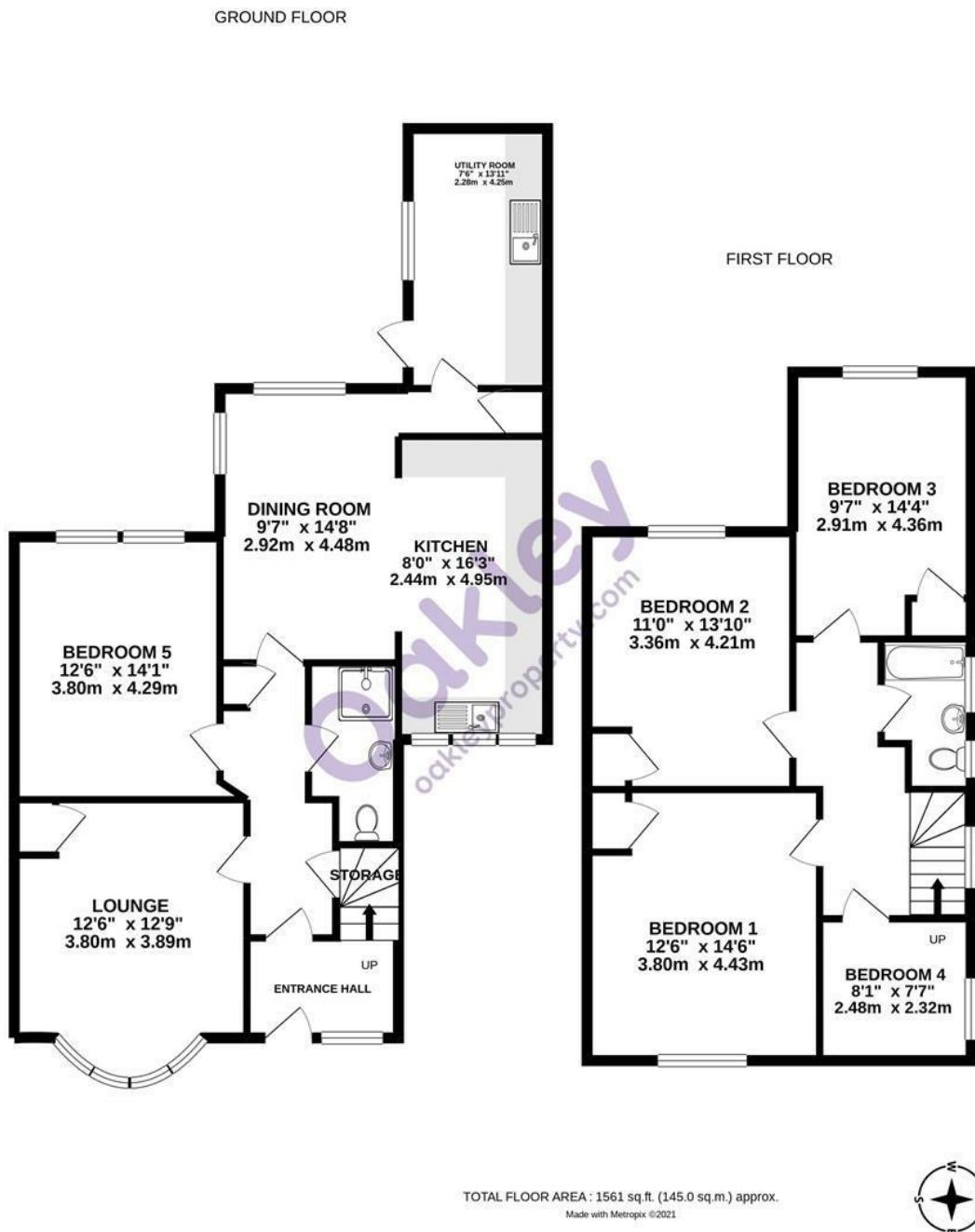
A spacious entrance hall provides access to principle rooms on the ground floor; the lounge to the front aspect with bow window providing lovely tranquil leafy views; a useful room that could be utilised as an office, second reception room, or bedroom five, shower room, and open plan kitchen dining room. There is also a spacious utility room in a rear addition that would make a charming garden room/office. On the upper floor you will find four bedrooms and the bathroom. The loft space would lend itself perfectly to conversion (subject to necessary permissions). Benefitting for a west facing back garden a small garden and off street parking to the front. The property appears to be in relatively good order however it does require internal updating.

### The Location

Located opposite the legendary Goldstone, Hove Park which covers nearly 40 acres offering dedicated pathways for walkers & runners, outdoor gym equipment, tennis courts, bowling greens, flower gardens and the Park Café. A broad range of amenities are only a short walk away on George Street shopping parade (0.8 miles), Waitrose supermarket is just across the park (0.25 miles) and local bus services provide convenient access towards Brighton city centre with its many shopping facilities, restaurants, cafés, theatres and the seafront. The location affords excellent travel connections with Hove Mainline railway station being a level walk at only (0.3 miles) away. Road links are easily accessible from the A27/A23 access just off Dyke Road and King George Avenue (A2038). Local schools include Cardinal Newman, Lancing College Preparatory, Cottesmore St Mary's RC Primary, Blatchington Mill and BHASVIC.

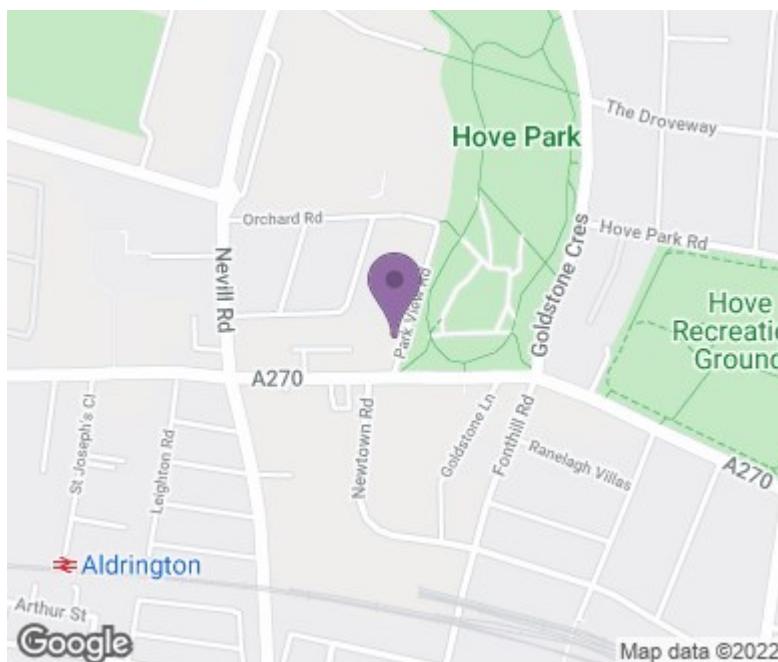


## Floor Plan

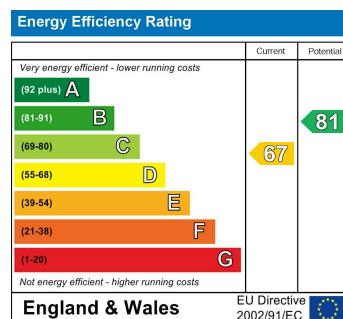




## Location Map



## Energy Performance Certificate



## Agents Notes

Tenure Freehold

Council Tax Band F

(£2,967.21 per annum from 1st April 2021)

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