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## 12a Hove Park Way

Hove, BN3 6PS

**Offers In The Region Of £750,000**

This distinctive 1970s detached family home is a standout amongst a street lined with traditional family homes. Nestling behind mature shrubbery, it offers privacy and character in equal measure. While in need of some modernisation, the property is generous with four bedrooms, two reception rooms, family bathroom, ground floor cloakroom, large integral garage, and a terraced rear garden.

Upon entering the front door, you are welcomed into a sizeable entryway that follows through to a spacious dual-aspect living/dining room, featuring large windows and double doors that open onto the rear garden, flooding the space with natural light. A door leads directly into the kitchen, which also has its own access from the front of the house. This thoughtful layout creates a natural sense of flow and convenience. A cloakroom also completes the downstairs accommodation.

Ascending the stairs to the first floor, there is access out onto a balustraded roof terrace at the front of the home alongside a single bedroom that also overlooks the front and is ideal as a home office, workspace, or nursery. To the rear of the property, three double bedrooms provide ample space for family or guests without compromising on comfort. The family bathroom is well-sized, comfortably accommodating a free-standing bath and shower.

Further benefits include a large integral garage, a private driveway, a generous East facing rear garden, UPVC windows, and gas central heating throughout.

Though in need of modernisation, the property presents an exciting opportunity to create a dream home in an unbeatable location and is offered with No Onward Chain.

- No Onward Chain
- Four Bedrooms
- Large East Facing Garden
- Garage and Driveway
- Highly Sought After Location
- In Need Of Modernisation
- Council Tax Band: F

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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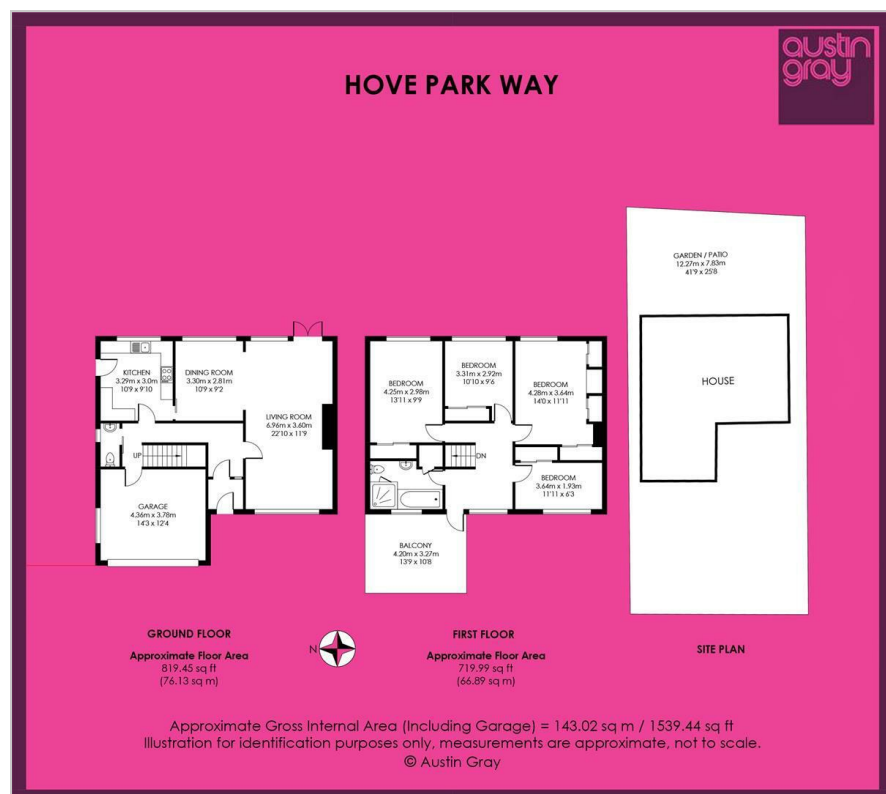


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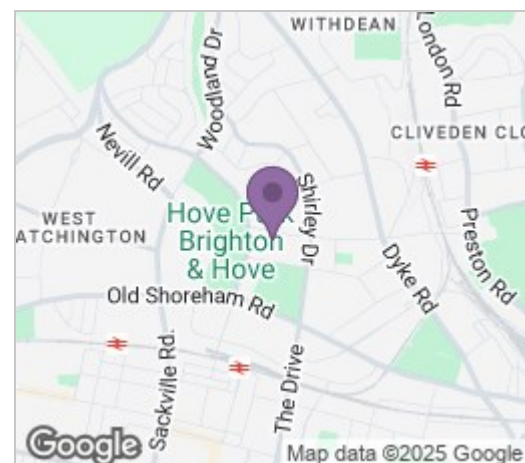


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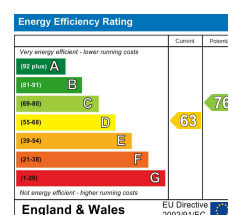
## Floor Plan



## Area Map



## Energy Efficiency Graph



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