



## 26 MODENA ROAD HOVE, BN3 5QG

A rarely available, fantastic detached house with west facing garden and garage. This superb property benefits from good sized rooms and plenty of natural light to create a real sense of space throughout. There is the opportunity to design and modernise throughout, either with the existing layout or to be creative with the potential to extend (subject to necessary consents). The bright and spacious accommodation currently comprises; two reception rooms plus a garden, kitchen, three bedrooms, bathroom, separate WC and cloakroom. To the rear of the property a delightful, large, west facing garden and to the front a small garden with off street parking leading to the garage.

It is easy to see why this is one of the most sought after areas of the City. There are popular local shops, cafes, family friendly pubs and amenities moments away both on Richardson Road and Portland Road along with bus services providing easy access to surrounding areas and the City centre. Hove seafront and a number of parks are all within easy reach as are a selection of nursery, primary and secondary schools. Hove mainline station and Aldrington station offer regular links to London and beyond.

# Nicholas James

SALES LETTINGS AUCTIONS













Modena Road, Hove, BN3 5QG  
 Total Area: 150.5 m<sup>2</sup> ... 1619 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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