28 MANSFIELD ROAD
HOVE, BN3 5NN

£800,000
FREEHOLD

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, kitchen, three bedrooms, bathroom. 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 and outbuilding.
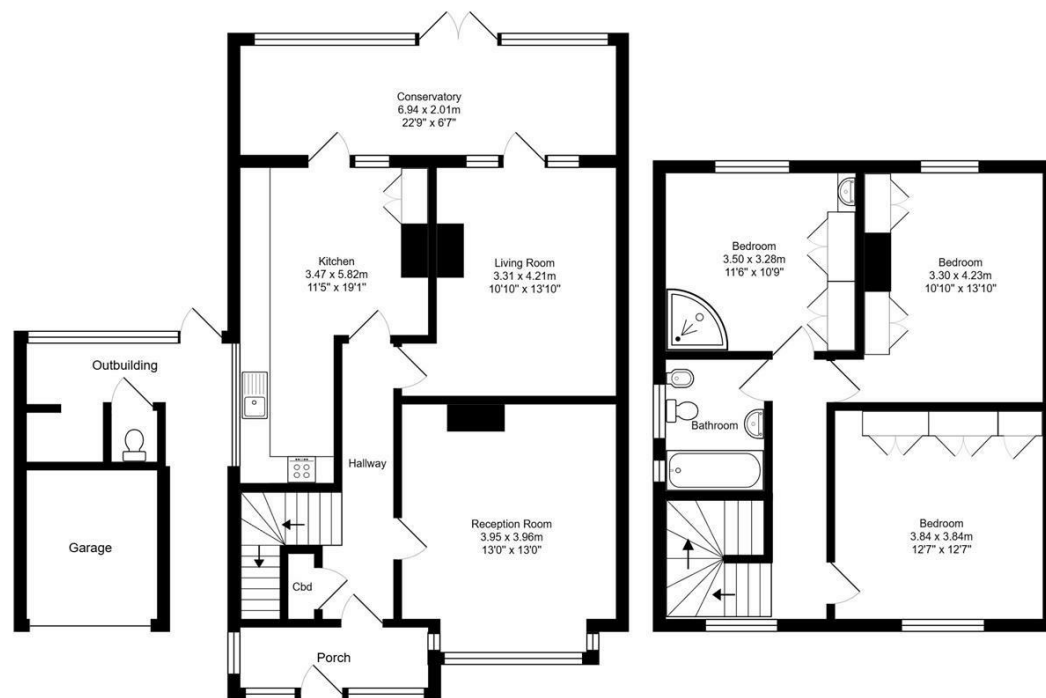
It is easy to see why this is one of the most sought after areas of the City. There are popular local shops, cafes, family friendly pubs and amenities moments away both on Portland Road along with bus services providing easy access to surrounding areas and the City centre. Hove seafront and a number 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

Conservatory
6.94 x 2.01m
22'9" x 6'7"

Kitchen
3.47 x 5.82m
11'5" x 19'1"

Living Room
3.31 x 4.21m
10'10" x 13'10"

Bedroom
3.50 x 3.28m
11'6" x 10'9"

Bedroom
3.30 x 4.23m
10'10" x 13'10"

Outbuilding

Garage

Hallway

Bathroom

Reception Room
3.95 x 3.96m
13'0" x 13'0"

Cbd

Bedroom
3.84 x 3.84m
12'7" x 12'7"

Porch

Mansfield Road, Hove, BN3 5NN

Total Area: 136.7 m² ... 1472 ft² (excluding garage, outbuilding)

All measurements are approximate and for display purposes only.

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales — EU Directive 2002/91/EC

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