



## 29 MANSFIELD ROAD HOVE, BN3 5NL

£750,000

Superb detached home on Mansfield Road. This fantastic 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, well maintained, large garden and to the front a small patio garden.

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 & Portslade mainline stations and Aldrington station offer regular links to London and beyond.

**Nicholas  
James**

SALES LETTINGS AUCTIONS





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Approximate Gross Internal Area = 110.9 sq m / 1194 sq ft

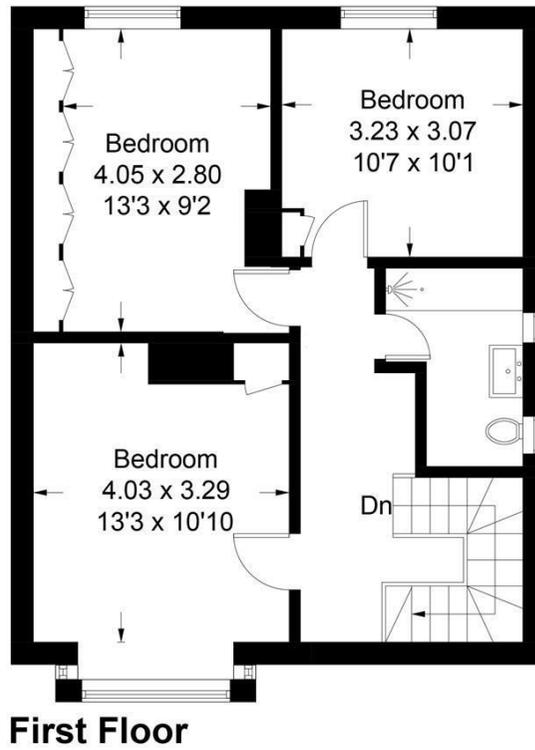
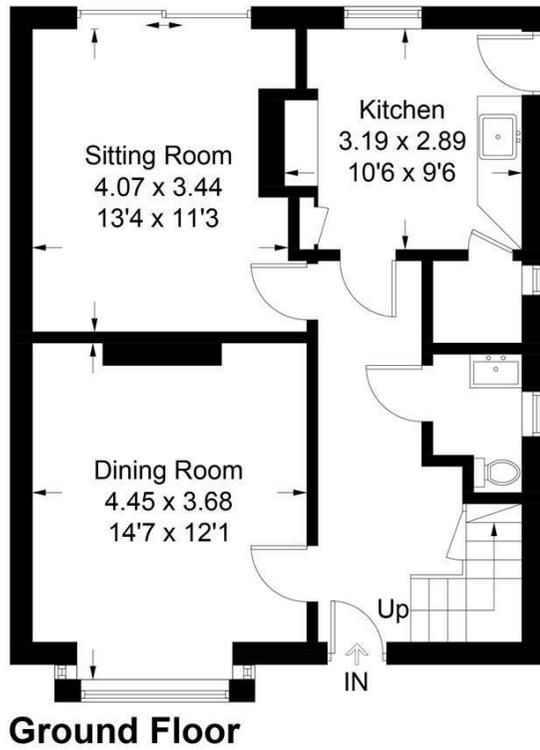


Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1217396)



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>			
(55-68) <b>D</b>		59	66
(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	

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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