



17 Park Avenue, Hove

Offers Over **£1,250,000**

**MANSELL
McTAGGART**
Trusted since 1947

17 Park Avenue

Hove, Hove

This stunning four bedroom detached family home is a true gem. Crafted by the renowned builder D.S. Barclay in the early 1930's and thoughtfully expanded and enhanced by its current owners. Council Tax band: F

Tenure: Freehold

- First Time To Market In 42 Years, Modernised Throughout Whilst Still Retaining Numerous Original Features Such As Restored Stained Glass Windows And The Mantelpieces On The Ground And First Floor
- Large Permeable Resin Driveway For Multiple Vehicles Plus Detached Garage With EV Charging Point
- Potential To Enlarge Further Subject To The Relevant Planning Consents
- Potential For An Annex Or Home Studio To Be Created With The Conversion Of The Garage (STPP)
- Both The Main House Roof And The Garage Roof Replaced In 2013 Along With A Host Of Other Improvements
- Exclusive To Mansell McTaggart Hove
- Inviting Four Bedroom Detached Family Home Built In The Early 1930's By Renowned Builder D.S. Barclay And Lovingly Extended And Improved By Our Clients
- Attractive Rear Garden Which Benefits From A Variety Of Mature Shrubbery Such As An Apple Tree, Cherry Tree, Lilac and Birch Tree
- Ideally Located For Everything Hove Has To Offer Including Both Hove And Portslade Stations, Wish Park, Hove Lagoon, Hove Beach Park, Davis Park, Local Bus Routes, And Great Schools



Approximate Gross Internal Area (Excluding Outbuilding) = 166.60 sq m / 1793.26 sq ft



Park Avenue

Outbuilding
Approximate Floor Area
275.55 sq ft (25.60 sq m)

Ground Floor
Approximate Floor Area
998.67 sq ft (92.78 sq m)



First Floor
Approximate Floor Area
794.59 sq ft (73.82 sq m)

**MANSELL
McTAGGART**
— Trusted since 1947 —

Illustration for identification purposes only, measurements are approximate, not to scale.

© Mansell McTaggart



Mansell McTaggart Hove

170 Church Road, Hove - BN3 2DJ

01273 044929

hove@mansellmctaggart.co.uk

www.mansellmctaggart.co.uk/branch/hove/

