



61 Tongdean Avenue  
Hove, BN3 6TN





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Asking price £2,100,000

This unique property offers a rare opportunity to acquire an individual property on a large plot, in this exclusive residential location. With a 102 ft frontage, extensive off-road parking and fine gardens.

The property itself features a full width entrance hallway, fabulous lounge, large kitchen/breakfast room and a triple garage. The property further comprises five bedrooms one of which has its own en suite, two bathrooms, dining room, Tv room and a useful utility room. To the rear of the property there is a beautiful large garden, together with a swimming pool and games room.

The large plot offers enormous potential to convert the bungalow into one substantial and imposing detached home or perhaps, subject to the necessary consents, two or three independent contemporary homes. The acquisition of such a property, with the obvious potential offered, represents a rare opportunity and internal inspection is highly recommended.

- Substantial Detached Bungalow
  - Large Garden
  - Triple Garage
  - Development Potential
- 5 Bedrooms
  - Swimming Pool
  - Large Frontage
  - Games Room

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
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