

# UNIQUE

Estate & Letting Agents



8 BEDROOM DETACHED | GRAND AVENUE, BN3 | **£3,000,000**



## DESCRIPTION

A very large Edwardian property which offers spacious, well presented accommodation.

This beautiful property benefits from a large refurbished kitchen and newly fitted bathroom suites throughout as well as a large, pleasant, west facing rear garden with off road parking.

There is also a well equipped guest house within the property grounds which offers the perfect place to stay for friends.

Located in the outskirts of Hove you can enjoy the benefits of being in Brighton and Hove yet still far enough out to enjoy the beautiful countryside on your doorstep.

The local area has a large golf course, fitness centre and lots of countryside to walk to enjoy.

## KEY FEATURES

- Lovely views
- Furnished to an extremely high standard
- Large indoor swimming pool
- Loft conversion
- Recently refurbished kitchen
- Large rear garden
- Within walking distance to shops
- Large double garage
- Very close to golf course





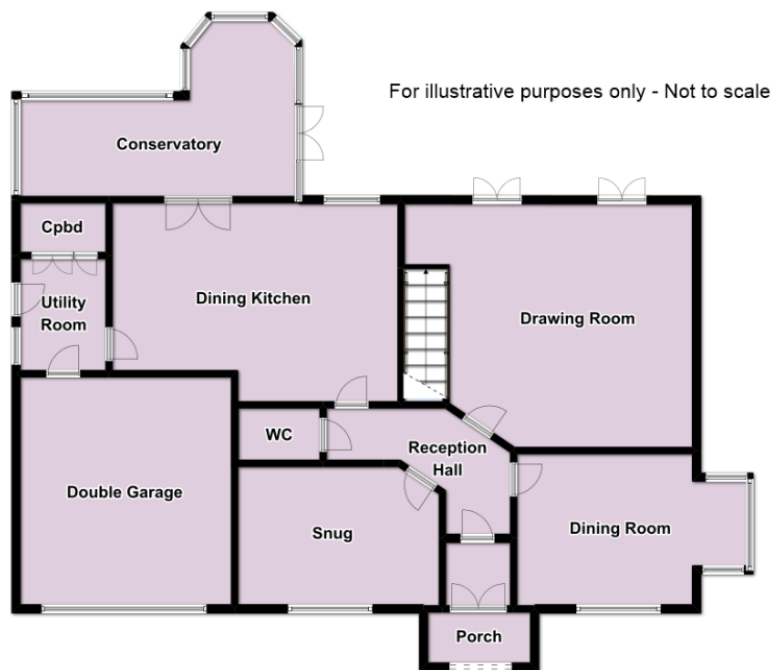








First Floor



Ground Floor

For illustrative purposes only - Not to scale

## ENERGY EFFICIENCY

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	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, Scotland & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England, Scotland & Wales		EU Directive 2002/91/EC	

## DISCLAIMER

These particulars are thought to be materially correct though their accuracy is not guaranteed and they do not form part of any contract. All measurements are approximate and we have not tested any fitted appliances, electrical or plumbing installation or central heating systems.

## CONTACT UNIQUE ESTATE AGENTS

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