



9 Fulmar Close
Hove, BN3 6NW



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Guide price £550,000

Guide Price: £550,000-£575,000

This light-filled and spacious three-bedroom family home is beautifully presented throughout and ideally positioned close to a range of highly regarded schools and local amenities.

Upon entering, a neutral colour palette creates an immediate sense of warmth and welcome. The hallway flows into a dual-aspect living and dining room, offering a versatile space suited to both entertaining and everyday living. Flooded with natural light from wide bow windows, the living area is centred around a classic mantelpiece, while sliding doors provide the flexibility to enjoy an open-plan layout or two distinct rooms. The dining area is enhanced by full-height windows flanking a glazed door, creating a seamless connection to the garden.

To the rear, the separate kitchen is well-appointed with ample storage and workspace, along with integrated appliances. A convenient serving hatch connects to the dining room, while a partially glazed door provides additional access to the garden. A WC completes the ground floor accommodation.

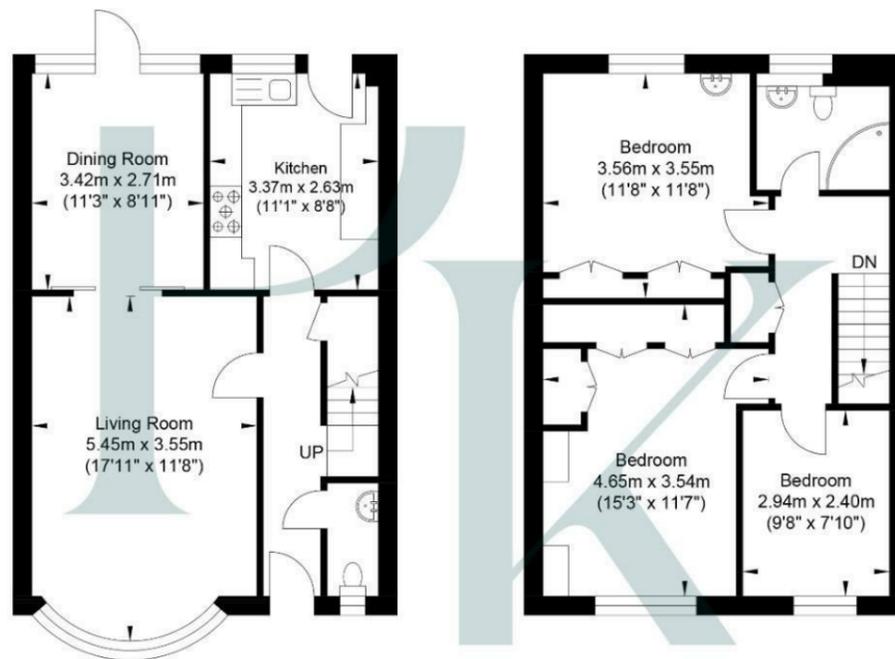
Upstairs, the sense of light and space continues with three well-proportioned bedrooms. Two generous double bedrooms benefit from fitted wardrobes, while the third offers excellent versatility as a home office, nursery, or guest room. The family bathroom is fitted with a corner bath and overhead shower.

Outside, the landscaped rear garden is ideal for entertaining and al fresco dining, featuring a mix of paved areas and established planting with carefully selected greenery. The property is sold with a single garage in an adjacent block.

Ideally located, Fulmar Close sits just off Dyke Road, within easy reach of the vibrant amenities of Seven Dials. A selection of highly regarded primary and secondary schools are nearby, and excellent transport links via the A27 and A23 make this an ideal home for families.



Fulmar close



Ground Floor
Approximate Floor Area
501.16 sq ft
(46.56 sq m)

First Floor
Approximate Floor Area
486.09 sq ft
(45.16 sq m)

Approximate Gross Internal Area (Including Garage) = 91.72 sq m / 987.25 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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	
	90
	74

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Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

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Pearson Keehan