

40 Sunninghill Avenue

Hove, BN3 8JA

Asking price £675,000

A truly exceptional five-bedroom 1930s family home that has been thoughtfully and creatively extended to provide spacious and versatile accommodation across three floors. Beautifully presented throughout, the property benefits from two contemporary bathrooms, a stunning landscaped south-facing garden, ample off-street parking and a generously sized garage.

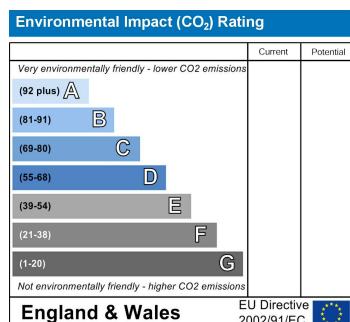
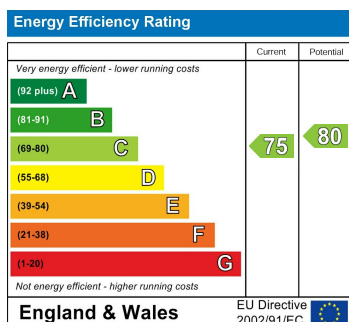
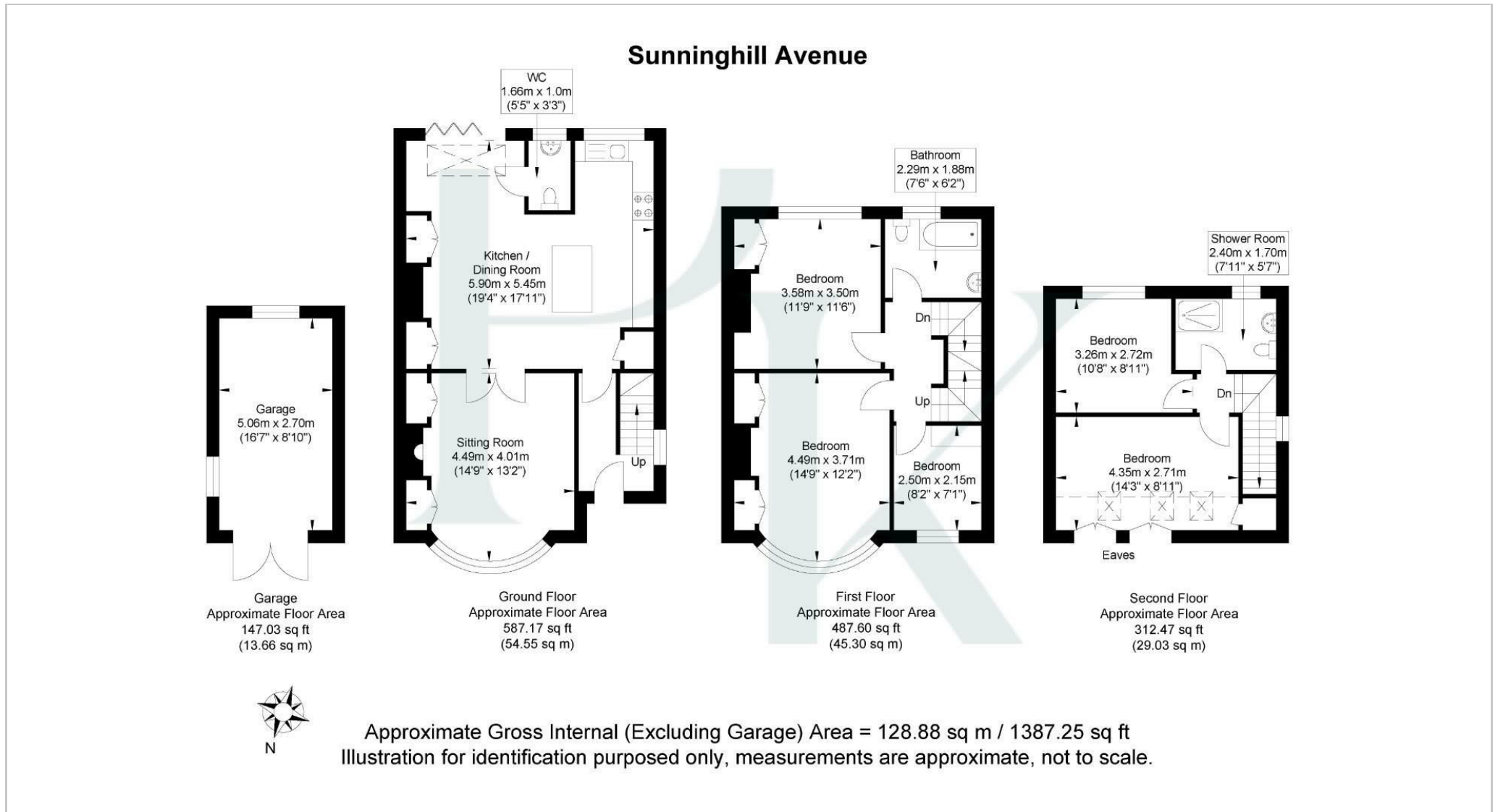
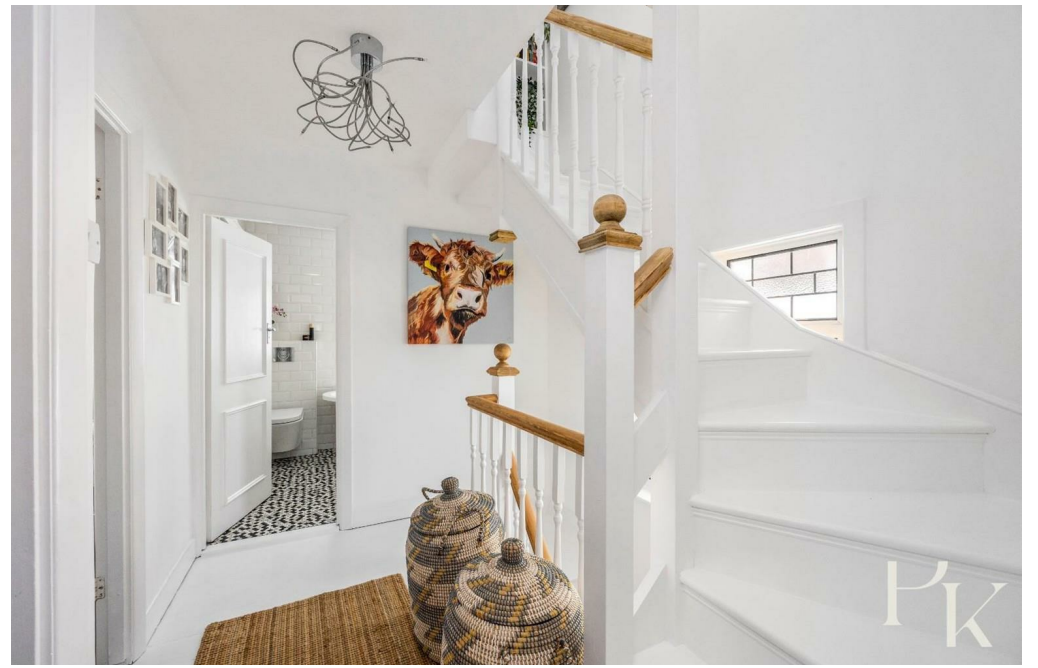
Upon entering the property, you are immediately struck by the wonderful sense of light and space throughout. The welcoming entrance hallway, complete with attractive stained wooden floorboards and soft neutral décor, sets the tone for the rest of the house. At the heart of the home is the impressive extended open-plan kitchen/dining room; a superb entertaining space flooded with natural light via large south-facing glazing and bi-folding doors opening directly onto the garden. Stylishly designed and finished to a high specification, this space perfectly caters to modern family living. Positioned separately to the front of the property and accessed via double doors is a more relaxed reception room, ideal for quieter evenings or family gatherings. A convenient ground floor WC completes the accommodation on this level.

To the first floor are three well-proportioned bedrooms, including an attractive bow-fronted principal bedroom benefitting from fitted wardrobes, alongside a sleek and contemporary family bathroom. The second floor provides two further bedrooms and an additional modern shower room, creating an ideal arrangement for growing families, guests or those requiring home office space.

Externally, the beautifully landscaped south-facing rear garden has been designed with both style and ease of maintenance in mind, creating the perfect setting for outdoor dining, summer entertaining and family enjoyment. The garage has been enhanced with double glazed doors and, whilst currently utilised for storage, offers excellent potential for conversion into a home office, gym or studio space, subject to the necessary consents.

Situated on the tree-lined Sunninghill Avenue, one of Hangleton's most sought-after residential roads, the property is superbly positioned for a wide range of local amenities, well-regarded schools and excellent transport links. The popular Flour Pot Bakery coffee shop is close by, whilst the green open spaces of Hove Park and the South Downs are both within easy reach.

This house simply ticks all the boxes and internal inspection is strongly advised.



Pearson Keehan