

Jack Taggart & Co

RESIDENTIAL SALES

**OLD SHOREHAM ROAD, BN3 6AL**  
**GUIDE PRICE £350,000 - £300,000**

# OLD SHOREHAM ROAD, BN3 6AL

**\*\*Guide Price - £300,000 - £350,000\*\***

Jack Taggart & Co are proud to present this exquisite home nestled in a modern development constructed in 2015, offering the epitome of contemporary living. Positioned ideally next to Hove Park and in close proximity to Hove Station, this location presents the perfect balance of tranquillity and convenience. Natural light floods the interior, creating a bright and airy ambiance, accentuating the spaciousness of every room.

As you step into this residence, you're greeted by spacious entry way and an inviting open-plan layout seamlessly connecting the living room and kitchen. The sleek, integrated appliances in the fitted kitchen complement the modern design, while the bathroom exudes sophistication and functionality. The living room has large glass french doors that lead out onto the south-facing balcony.

The large bedroom also has storage space for your clothes and is very bright with fresh carpets throughout.

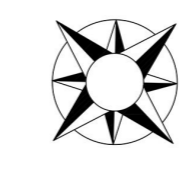
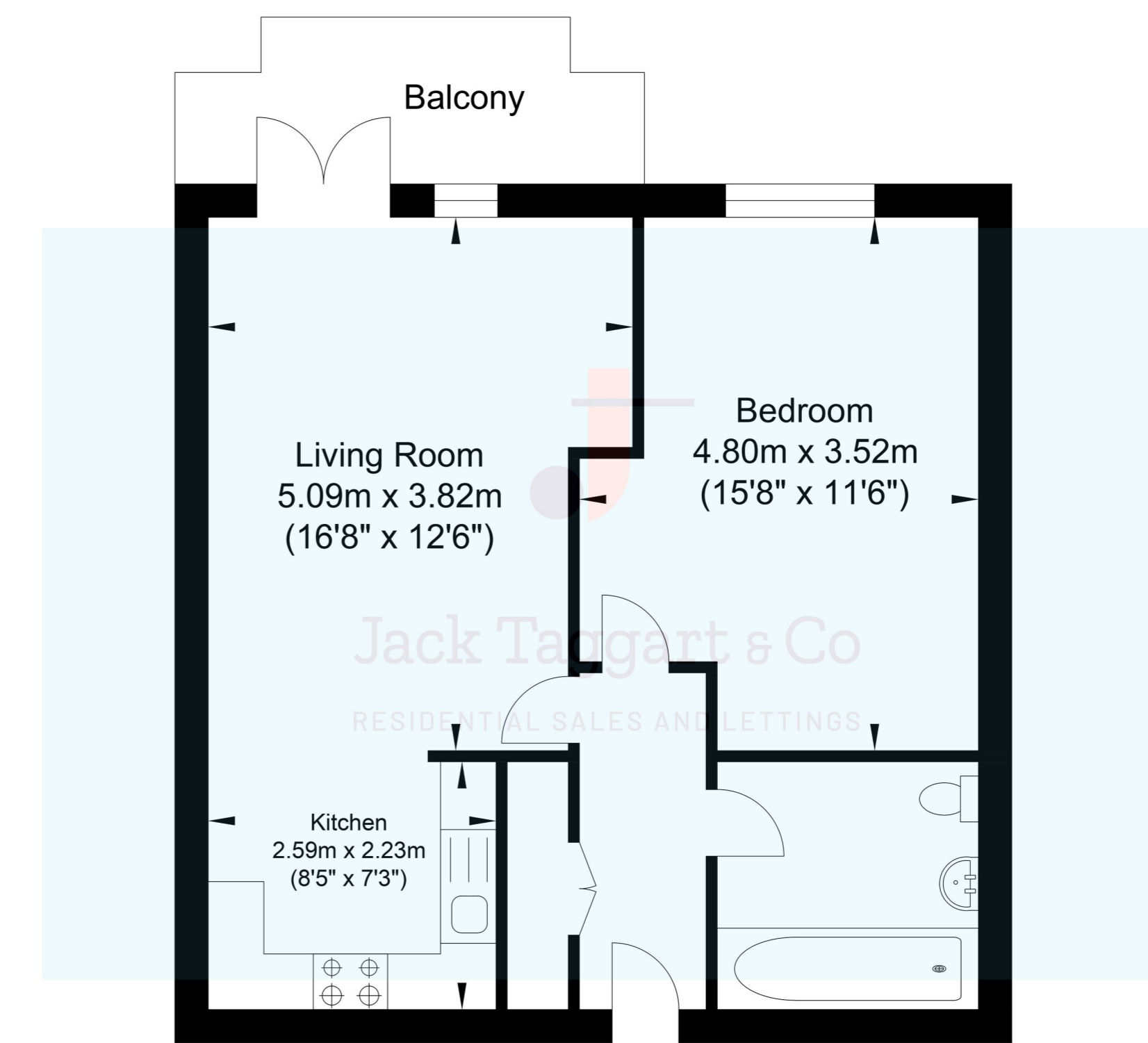
This property also boasts additional amenities for your comfort and convenience. A gated undercover car parking space ensures secure and hassle-free parking, complemented by a communal bike store catering to active lifestyles. The beautifully landscaped communal garden provides a serene escape, while serviced lifts offer ease of access throughout the building.

Moreover, the home is equipped with triple glazing, enhancing both energy efficiency and a peaceful atmosphere by minimizing external noise.

Park House is adjacent to Hove Park which covers nearly 40 acres of parkland, offering dedicated pathways for walkers & runners, outdoor gym equipment, tennis courts, bowling greens, flower gardens and the Park Cafe. A broad range of amenities are only a short walk away on George Street shopping parade (0.8 miles), Waitrose supermarket is just across the park (0.25 miles) and local bus services provide convenient access towards Brighton city centre with its many shopping facilities, restaurants, cafes, theatres and the seafront. The location affords excellent travel connections with Hove Mainline railway station being only 0.3 miles away. Road links are easily accessible from the A27/A23 access just off Dyke Road and King George Avenue (A2038). Local schools include Cardinal Newman, Lancing College Preparatory, Cottesmore St Mary's RC Primary, Blatchington Mill and BHASVIC.

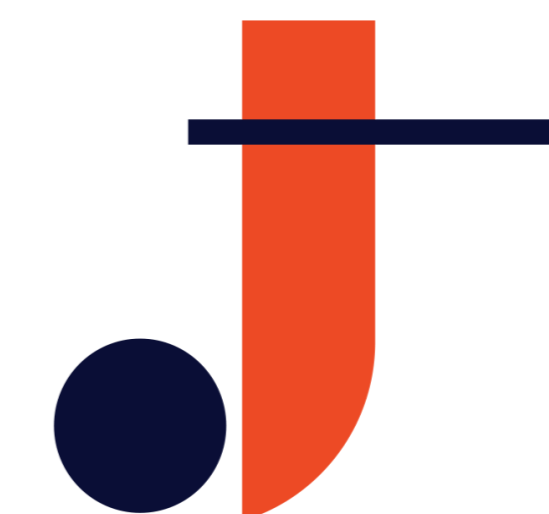
Call today to arrange a viewing!

## Old Shoreham Road



Third Floor  
Approximate Floor Area  
531.84 sq ft  
(49.41 sq m)

Approximate Gross Internal Area = 49.41 sq m / 531.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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