

the lifestyle

This is a wonderful family home in a popular location which is well served for shops, the beach, parks and schools. There are plenty of local green spaces, and great transport links, but you are also only a short walk from everything this vibrant coastal city has to offer. The A23 and Portslade Station are also within easy reach, for those requiring fast links to Gatwick or London on a daily or weekly basis.

what's around you

- Shops:** Local 2 min walk, city centre 10 min bus ride
- Train Station:** Portslade Station 5 min walk, Hove Station 20 min walk
- Seafront or Park:** Hove Lagoon and seafront 5 min walk

closest schools:

- Primary:** West Hove Primary, At. Andrew's CofE
- Secondary:** Hove Park, Blatchington Mill, Cardinal Newman RC
- Private:** Brighton College, St Christopher's School

get in touch

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the living room

the property

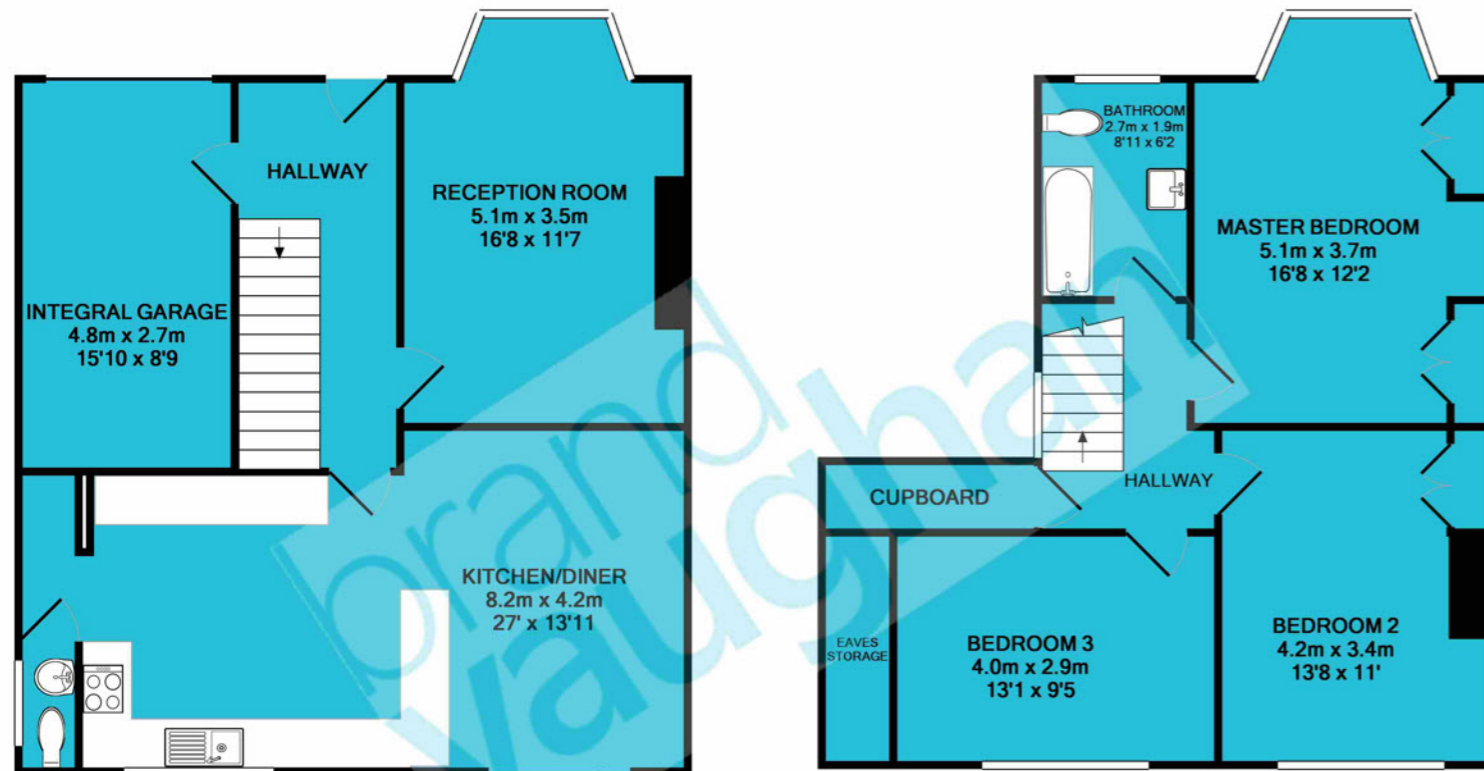
-  3 double
-  1
-  2 spacious
-  1385 sq.ft.
-  garage, driveway and free on street
-  east facing rear garden
-  west hove

Brought back to its former glory in recent years, this generous, semi-detached house has been fully renovated both inside and out, and it stands on a popular road, close to the coast in West Hove. It has a sunny east/west orientation, and the interior is a stylish blend of original features and contemporary design. While the kitchen and dining room have already been opened to span the rear of the house, with doors opening to the walled rear garden, there is still potential to extend into the sizable loft space. Ideal for families, there are several popular schools and parks within walking distance, and for those who commute, Portslade Station and the A23 are easily accessible. This has been a much-loved family home which has been beautifully maintained by the current owners, and being so favourably located, it is sure to be coveted by many.



the kitchen

the floor plan



GROUND FLOOR
APPROX. FLOOR
AREA 70.8 SQ.M.
(762 SQ.FT.)

1ST FLOOR
APPROX. FLOOR
AREA 57.8 SQ.M.
(623 SQ.FT.)
TOTAL APPROX. FLOOR AREA 128.6 SQ.M. (1385 SQ.FT.)
Measurements are approximate. Not to scale. Illustrative purposes only
Made with Metropix ©2017



why you'll like it

Hove saw huge expansion during the 1920s when many architects of the period were moving away from the tall townhouse style, and creating homes with light, space and family in mind. This home has all these qualities and more, and it is perfectly juxtaposed between the amenities on Portland Road, Boundary Road and the beach; on a quiet avenue, lined with rowan trees. It has a Neo-Tudor façade with the archetypal gable, white render, dark beams and hung tiles, plus a driveway and garage with an electric door for easy access.

You approach up a wide path, past the sunny front garden and vegetable patch, and in to a warm and welcoming entrance hall. Having undergone a full renovation just three years ago, every surface is immaculate, and below the stylish aesthetic, the very bones of the house have been renewed. Every wall has been freshly plastered; the electrics are new; and with a new kitchen, bathroom and heating system installed, the plumbing is also in fine shape.

High quality, engineered oak floorboards flow from the hallway to the kitchen and dining room beyond, but first on the left is the living room where the original doors have been repainted as-new. Effortlessly elegant, the palette is subtle in off-white tones to complement the plush grey carpet underfoot. Perfect for use all year round, it is light and airy with a westerly bay window to fill the room with a delightful pink hue during the summer, then in the winter you can light the wood burning stove and snuggle up on comfortable sofas with a movie. Having a living room separate to the large kitchen diner is often ideal; you can socialise together or have your own space when needs be.

Gleaming white units topped with Nordic Earthstone surfaces, greet you as you enter the graciously bright and spacious kitchen and dining room. A wide picture window and bi-folding doors frame gorgeous garden views, and when open, the spaces flow seamlessly for summer entertaining. There is ample space for a dining table to seat ten; perfect for both formal and family dining occasions, and an arm of the kitchen also forms a breakfast bar so guests can sit and chat to you as you cook. Space has been left for an American fridge freezer, and the washing machine is neatly tucked away in a utility area, while the twin oven, dishwasher and 5-ring halogen hob have been integrated for you.

Set to lawn, the generous garden works well for al fresco dining, summer parties and for children to play without compromising on space. Scented flowers and birdsong enliven the senses, and while it is east facing, it is open to the south so it catches the sun right through the day. Returning to the entrance hall, a door links to the garage which is currently used as a storage room for bikes and for the tumble dryer. It would certainly fit a car though, and with the electric door, you can drive in with ease.

A flight of stairs takes you to the first-floor landing where there are two peaceful double bedrooms overlooking the garden, and the sizable master bedroom which mirrors the living room below it. The polished finish continues up here, with each room decorated in modern, restful tones, and wardrobes have been built-in to the alcoves which maximise the floor space further.

There is a deep eaves cupboard in bedroom three with a tall cupboard at the end; accessible from the hallway, so it would be possible to turn this into an en suite if so desired. The family bathroom however, sits conveniently close to all rooms, and is a fine size for bathing little ones or for whiling away the hours in a bubble bath after a long day. It has a chic tiled décor and a contemporary suite with plenty of storage below the angular basin.

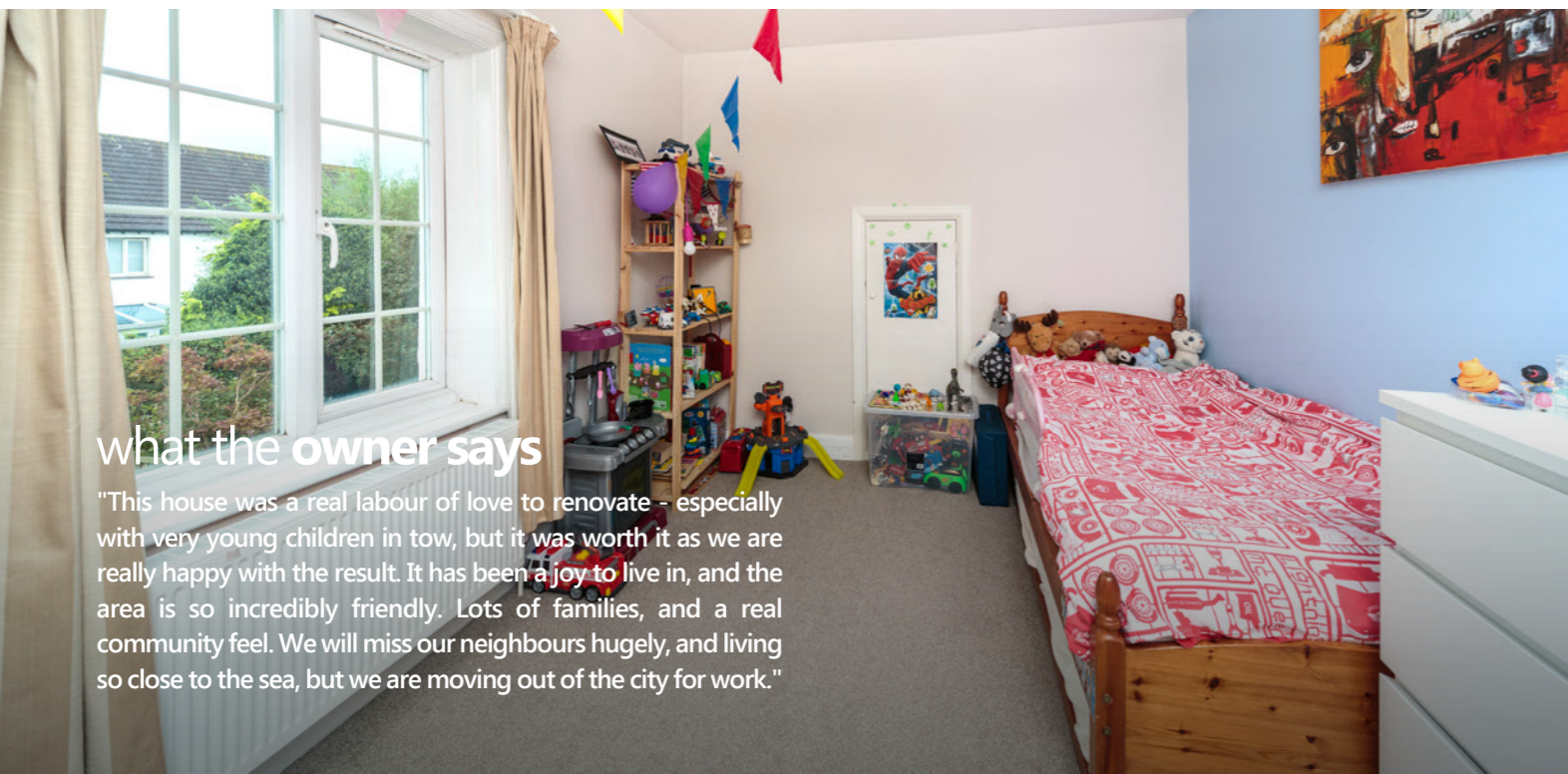
Should you wish for further space eventually, there is a very large loft which is yet to be converted, and the neighbours have certainly set a precedence for extensions. This would be subject to the usual planning consents of course, but is certainly food for thought.



the master bedroom



the garden



what the owner says

"This house was a real labour of love to renovate - especially with very young children in tow, but it was worth it as we are really happy with the result. It has been a joy to live in, and the area is so incredibly friendly. Lots of families, and a real community feel. We will miss our neighbours hugely, and living so close to the sea, but we are moving out of the city for work."