



34 Langdale Gardens  
Hove | East Sussex | BN3 4HG

FINE & COUNTRY



Constructed c1913, the architectural integrity of the property with its wooden balcony, terracotta tiling, porch and roof gable, presents a cohesion of Edwardian architectural form with the rest of the area. Set over three floors and internally combining the original fabric of the building with contemporary design and creative styling, this home is a stunning showpiece. Conceived to make family living, with its differing requirements, easy and complimentary, it has achieved this and more. Reminiscent of a New England beach house internally, the property is versatile, light filled and vibrant.

On entry the property doesn't fail to excite, boasting an internal spatial arrangement that belies its traditional façade. The main focus of the ground floor is the sublime, perfectly laid-out, open plan, L-shaped kitchen/family area. Occupying a sizeable footprint at the rear of the building the space flows out into the architecturally landscaped garden via glass doors. Decorated in brilliant white and laid to solid oak flooring, the light-filled space is enviable in both its energy and styling. Accessed via a glass door from the entrance hall, the anterior space forms a contemporary fully fitted kitchen with white lacquered wall and base level cupboards and drawer units and a central island housing two Neff ovens and a Miele hob. Architectural lighting bounces beams cleverly off the ochre coloured glass splash backs creating atmosphere with a luminous warm glow. All integrated appliances are high spec Miele or Neff and include dishwasher, fridge freezer and microwave, the latter items being integrated into a stylised Zebrano wood effect unit built along the right hand wall. Double glass panelled doors open out from the kitchen zone into the garden encouraging external as well as internal entertaining. The practical kitchen zone flows easily into the spacious dining/family zones, given a contemporary industrial feel with the use of glass and ceiling brace bars. This area is made vibrant with natural light flooding through the skylights and the glass constructed wall at its northern end. To the front of the property a double length living room, being double fronted there is the option to make a subtle transitional divide between a social area and an area for entertainment. The southern end of the room boasts a remote-controlled living flame fire which is extremely efficient in heating the whole room. Additionally on the ground floor, a separate utility room, a cloak room and access to the garage which is currently set out as a gym.

Access to the first floor is via a pale grey carpeted staircase with individual risers, flooded with light from a window at its mid-point. At the top of the stairs to the right is an bright double bedroom with vaulted ceiling affording it the luxury of height and double glass doors providing welcome views to the garden. Furnished with floating shelves and white lacquered built-in floor to ceiling cupboards this room would make the perfect guest room or inspirational office space. Straight ahead at the top of the stairs is a spectacular 'Jack and Jill' family bathroom serving and linking to a further double bedroom. Decorated with marble style tiles this amazing room enjoys an abundance of light from two windows, a sizeable free standing copper bath tub with separate shower unit, stylish stone sink unit and low level drawer storage.

Accessed via both the bathroom and the hallway, the second double bedroom opens out onto a front facing balcony via glass panelled doors. Carpeted in luxury grey with white plantation shutters and complementary fitted wardrobes this room enjoys oblique views down to the sea. The final double bedroom also features soft grey carpet underfoot and plenty of stylish white lacquered built-in storage too. A neutrally decorated ensuite shower room completes the bedroom on this floor.

Up to the top of the building via a winding carpeted staircase where a fantastic extension has produced the most luxurious master bedroom suite. Flooded with light from the skylights and bi-folding doors, this room is worthy of its superior status. The sleeping area sits on a raised platform enjoying the luxury of bi-folding doors onto a flat roof overlooking the garden. The remainder of the room is given over to the luxury of lounging, resting and dressing. Neutrally decorated to make the most of the light and carpeted in luxury cream wool carpets the fusion of comfort and vitality somehow works to create a total harmonious calm. The ensuite bathroom magnifies the luxury of this space, white porcelain basin and toilet and walk in shower with complimentary grey décor and stone floor tiles enhance the spa feel whilst a floor-to-ceiling arched window adds a further dimension to the subtly glowing illumination. A calm sanctuary, simple yet luxurious, the perfect space to unwind.

















Stepping from the open plan living room doors or the glass hallway door, the West facing garden offers a perfect spot to unwind. A slightly raised decked area ensures a seamless connection to the living spaces inside and a lawned area meets to a mature bordered surround to ensure privacy and tranquillity. A stroll along to the South end of the road takes you to the seafront, beach and promenade, while the bustling café culture, shops and restaurants of Church Road are all easily accessible.

Nearer to home, a wide array of popular independent shops, cafes and bars ranging from the Drury Tea & Coffee shop and a local green grocers on Richardson Road to a selection of high street supermarkets on Portland Road are all only a short walk away.

While Aldrington station is within easy reach, Hove and Portslade train stations are roughly half a mile away with mainline commuter routes to London and Gatwick. Regular bus services travel into the centre of Brighton and out to Devil's Dyke.

Local schools include West Hove Infant School, Hove Junior School and St Christopher's School. BHASVIC and Blatchington Mill School and Sixth Form College.

### TENURE & OUTGOINGS

Situated in Parking Zone R, currently this Hove home is in Council Tax band: G

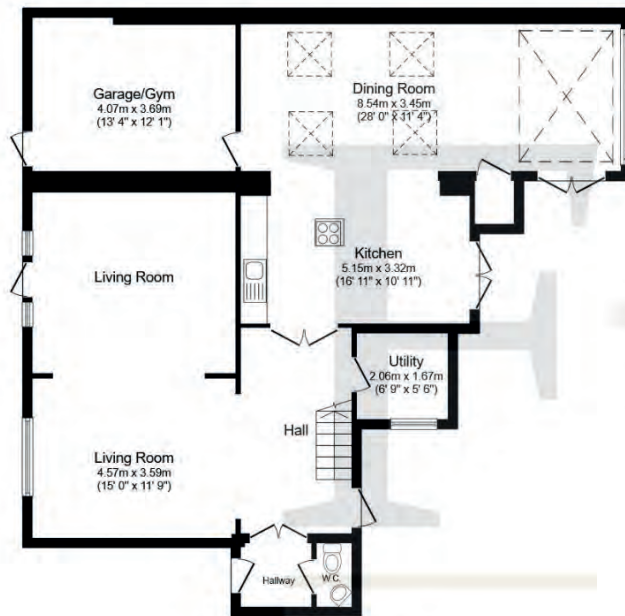
EPC rating - D  
Freehold

Broadband & Mobile Phone Coverage: Prospective buyers should check the Ofcom Checker website  
Planning Permissions: Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.

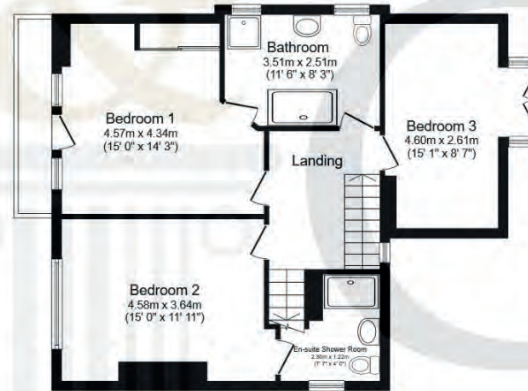






### Ground Floor

Floor area 123.2 sq.m. (1,326 sq.ft.)



### First Floor

Floor area 71.5 sq.m. (770 sq.ft.)



### Second Floor

Floor area 38.0 sq.m.  
(409 sq.ft.)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		79 C
55-68	D	66 D	
39-54	E		
21-38	F		
1-20	G		

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Total floor area: 232.6 sq.m. (2,504 sq.ft.)

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientations are approximate. No details are guaranteed, they cannot be relied upon for any purpose and do not form any part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s).

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