

St John's Road, Hove, BN3 2FB

Approximate Gross Internal Area = 157.9 sq m / 1700 sq ft
(Excluding Void)

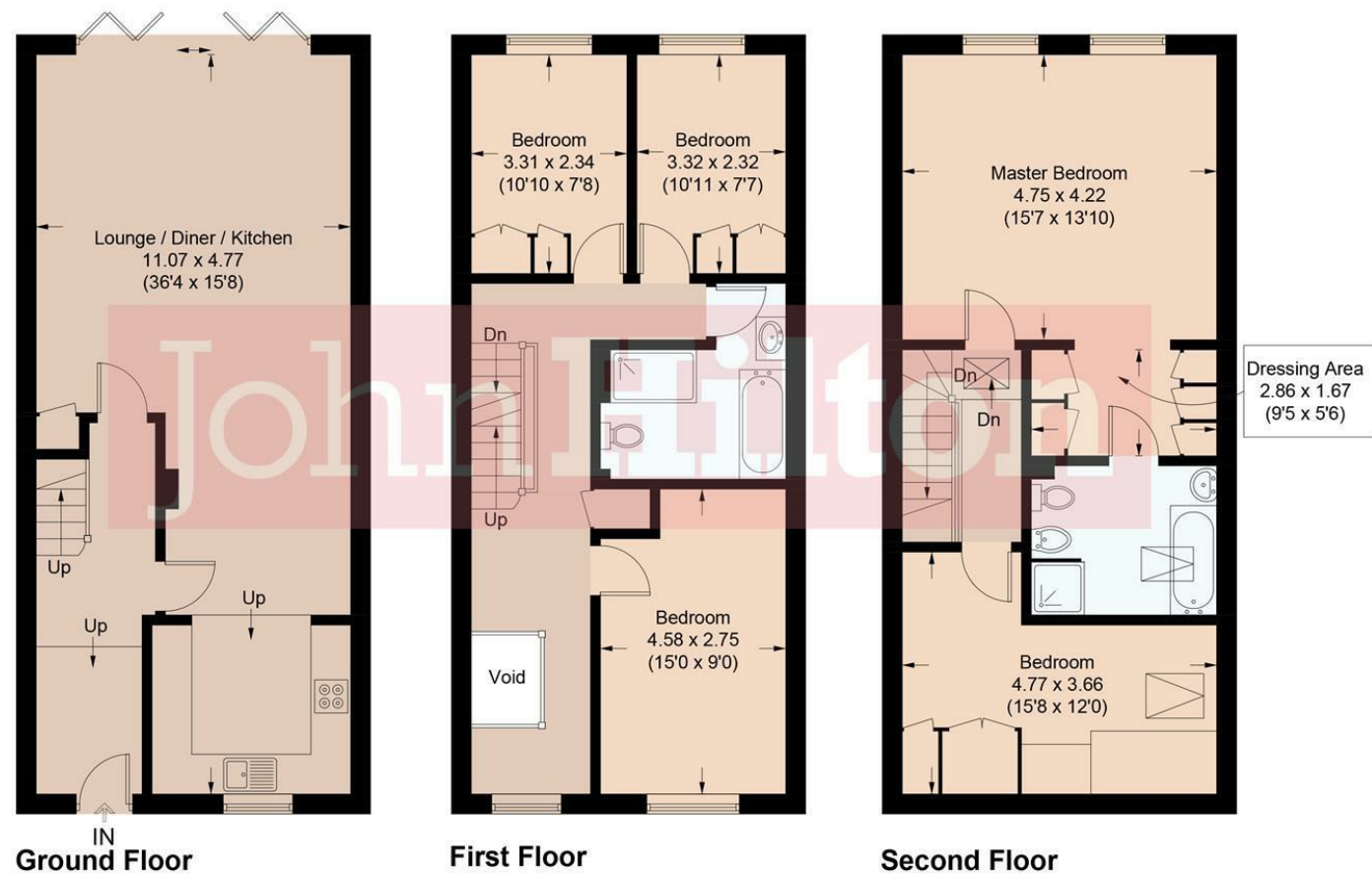


Illustration for identification purposes only, measurements are approximate, not to scale.
Imageplansurveys @ 2025

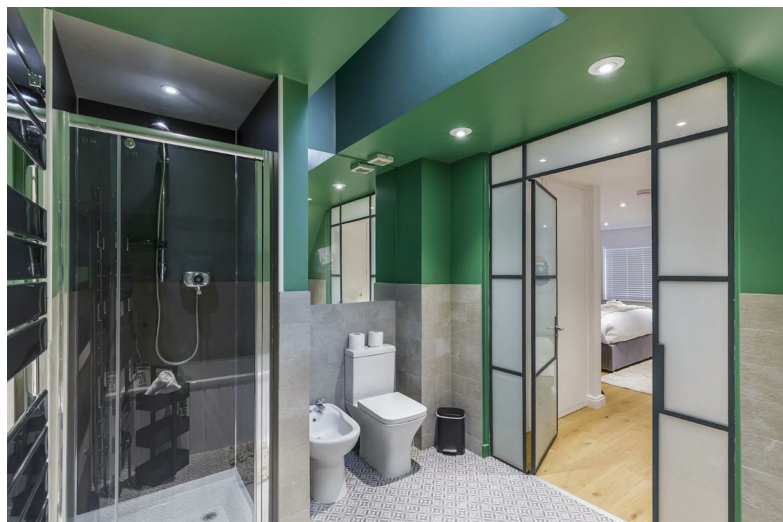
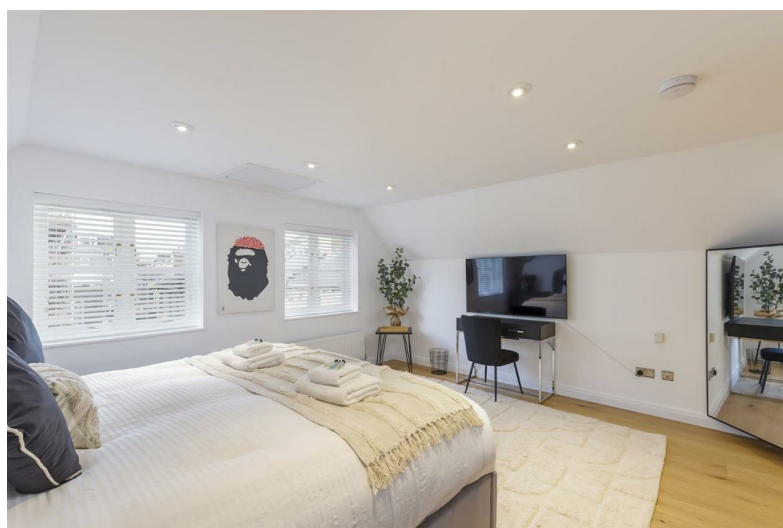


Total Area Approx 1700.00 sq ft

22d St. Johns Road, Hove, BN3 2FB

To view, contact John Hilton:
52 High Street, Rottingdean, BN2 7HF
132-135 Lewes Road, Brighton, BN2 3LG
01273 608151 or sales@johnhiltons.co.uk

£1,250,000 Freehold



22d St. Johns Road, Hove, BN3 2FB

A stylish contemporary abode offering spacious accommodation arranged over three levels, tucked away in a sought-after one-way street in central Hove, just up from Hove Lawns and the seafront. An architecturally attractive design with off-road parking at the front and a good-sized west-facing garden which is a great space for al fresco entertaining. Generously sized and finished in modern neutral tones with predominantly engineered oak flooring throughout and lots of natural light. The ground floor features an open-plan kitchen/dining/living area and bi-fold doors which open out to the garden. On the first floor there is a galleried landing with study area, three bedrooms and a luxury bathroom with shower. On the second floor is the master suite with dressing area and en-suite plus a further bedroom. Perfect for those seeking a central location close to the sea and Palmeira Square, and just a short stroll from the fashionable cafes and restaurants located on Western and Church Roads. No onward chain.

Approach

Block paved courtyard providing off-road parking.

Entrance Hall

Engineered oak flooring.

Open-Plan Lounge/Dining/Kitchen Area:

11.07m x 4.77m (36'3" x 15'7")

Lounge/Dining Area

Engineered oak flooring, understairs storage cupboard and bi-fold doors to garden.

Kitchen Area

Range of modern units at eye and base level, solid wood worktops with metro-tiled splashbacks, enamel sink with mixer tap and drainer, built-in oven, five-ring gas hob with canopy extractor hood over, integrated dishwasher and fridge-freezer. Window to front and tiled floor.

First Floor Landing

Engineered oak flooring, galleried landing with potential study area at the front, airing cupboard, stairs to second floor.

Bedroom

4.58m x 2.75m (15'0" x 9'0")
Windows to front, engineered oak flooring.

Bedroom

3.31m x 2.34m (10'10" x 7'8")
Window to rear, engineered oak flooring, fitted wardrobes.

Bedroom

3.32m x 2.32m (10'10" x 7'7")
Window to rear, engineered oak flooring, fitted wardrobes.

Bathroom

Panel-enclosed bath with shower mixer tap and tiled surround, shower enclosure with raised shower head plus hand shower on a riser and tiled surround, vanity sink unit with mixer tap, low-level WC, heated towel rail, tiled floor.

Second Floor Landing

Velux skylight.

Master Bedroom

4.75m x 4.22m (15'7" x 13'10")
Access to loft space, windows to rear, engineered oak flooring extends through to:

Dressing Area

2.86m x 1.67m (9'4" x 5'5")
Fitted wardrobes and door into:

En-Suite

Panel-enclosed bath with shower mixer tap, part-tiled walls, shower enclosure with aqua board splashbacks and hand shower on riser, vanity sink unit with mixer tap, bidet, low-level WC, heated towel rail.

Bedroom

Velux skylight, engineered oak flooring, fitted wardrobes and chest of drawers and raised sleeping platform. Entrance to loft.

West-Facing Garden

Generously sized, laid with timber boards, raised planter with bamboo, timber shed, palm tree.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92-plus) A		87
(81-91) B	79	
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

Council Tax Band: F

- Attractive Five Bed House
- Substantial in Size
- Off-Road Parking
- Good-Size West-Facing Garden
- Stylish & Contemporary Interior
- Master Bedroom with Dressing Area & En-Suite
- Timber Framed Double Glazing
- Trendy Road in Central Hove
- Close to Seafront, Hove Lawns & Palmeira Square
- NO ONWARD CHAIN