

## 12 Melville Road

Hove, BN3 1TH

An impressive, well presented, 7 bedroom, double fronted house (2635 sq ft/ 244 sq m) with a south facing rear garden retaining a wealth of character and charm in the popular Seven Dials district of Brighton within a short walk of Brighton mainline station.

**£1,300,000**

# 12 Melville Road

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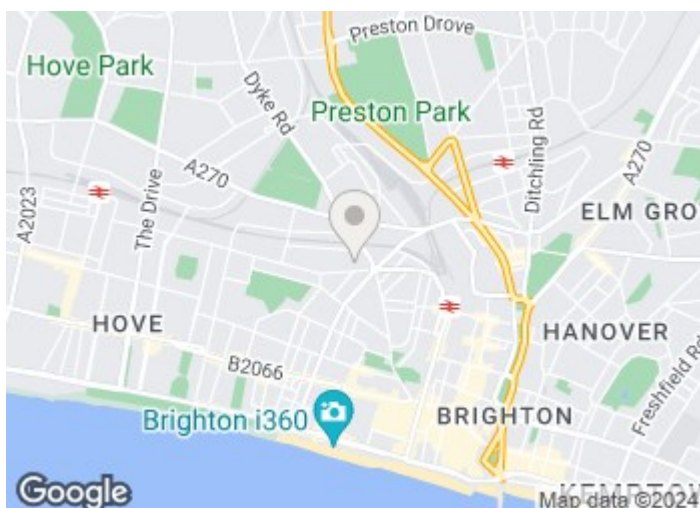
Melville Road lies adjacent to Dyke Road with the Seven Dials being situated at the top of the road where an array of shops, cafes and restaurants and other amenities can be found. Commuters can find Brighton mainline station a few minutes' walk away in Queens Road that provide north-bound links to London/The City, with the seafront and promenade both being easily accessible. Good schools catering for all age groups are well represented within the local area.

Brought to the market in very good order throughout this substantial family house offers spacious and versatile accommodation to be used as required to suit today's modern family. The front door opens into an entrance vestibule with a further door opening into the main entrance hall. Solid oak wooden floors flow throughout the house with a double reception room on the righthand side with two working fireplaces and windows to the front and rear. There are two further reception rooms on the left side of the house with a shower room/WC in between. At the end of the hall is a door that leads into the beautifully fitted kitchen complete with walk in larder with marble shelves and double doors out to the south facing garden. Cellar access is from the kitchen which accommodates the washing machine etc and has access to the front. This is useful to be able to bring bikes etc from the front and not through the house.

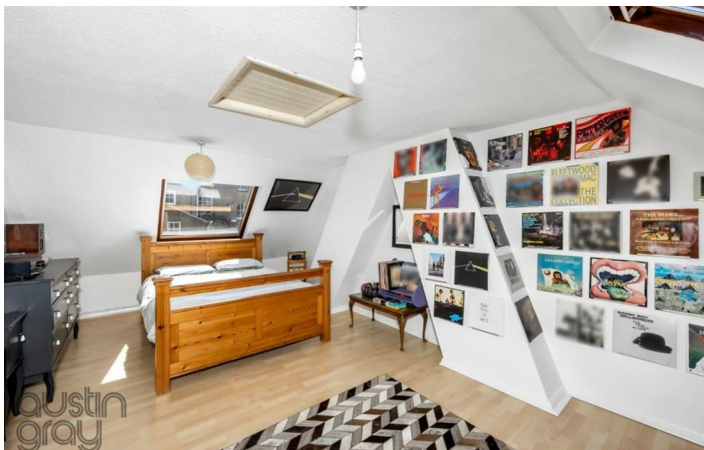
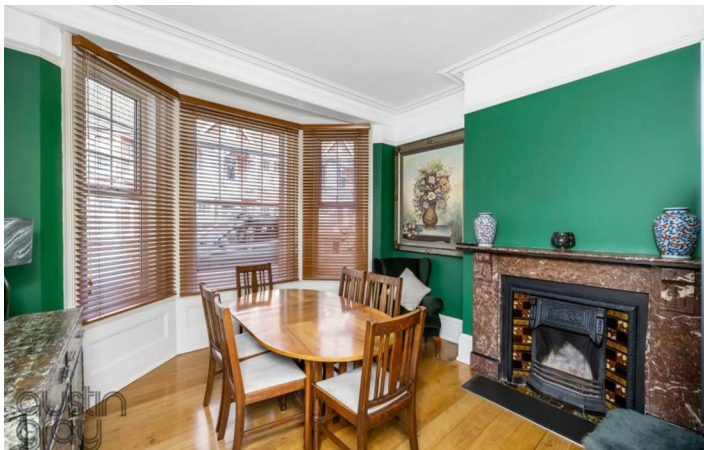
Stairs lead up to the half landing to a bedroom overlooking the rear and on the first floor are four bedrooms and a shower room/WC. On the top floor are a further two bedrooms which are flooded with light as they have windows to both elevations and a modern shower room/WC is in between.

The pretty rear garden which is newly paved is the perfect place to enjoy al fresco dining with a pond in one corner and wooden arbour providing a place to sit and read a book with a glass of wine.

In summary this substantial house provides spacious and versatile accommodation complemented by a pretty south facing garden. Internal viewing is recommended to appreciate the space.





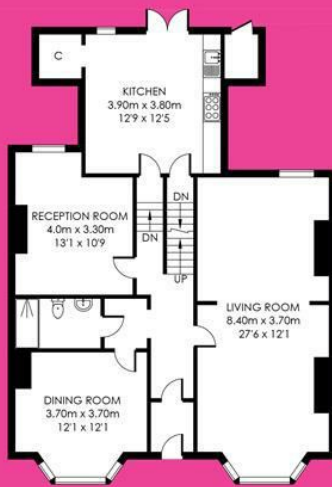




# Floor Plan

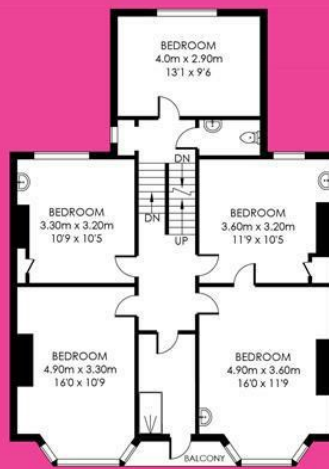


## MELVILLE ROAD



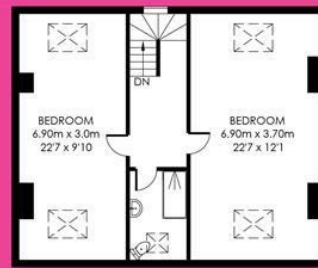
**GROUND FLOOR**

Approximate Floor Area  
966.81 sq ft  
(89.82 sq m)



**FIRST FLOOR**

Approximate Floor Area  
932.90 sq ft  
(86.67 sq m)



**SECOND FLOOR**

Approximate Floor Area  
631.30 sq ft  
(58.65 sq m)



**CELLAR**

Approximate Floor Area  
104.40 sq ft  
(9.70 sq m)



Approximate Gross Internal Area = 244.84 sq m / 2635.43 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.

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These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax  
Band: F**

| Energy Efficiency Rating      |                               | Current | Potential |
|-------------------------------|-------------------------------|---------|-----------|
| 102-154kWh/m <sup>2</sup> (A) | 101-153kWh/m <sup>2</sup> (B) |         | 80        |
| 91-100kWh/m <sup>2</sup> (C)  | 81-90kWh/m <sup>2</sup> (D)   | 66      |           |
| 71-90kWh/m <sup>2</sup> (E)   | 51-70kWh/m <sup>2</sup> (F)   |         |           |
| 51-70kWh/m <sup>2</sup> (F)   | 1-50kWh/m <sup>2</sup> (G)    |         |           |

Full energy efficient - lower running costs  
Full energy efficient - higher running costs

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