



H&N

Titian Road

Hove, BN3 5QR

HEALY
& NEWSOM

EST. 1990



Titian Road, Hove, BN3 5QR

A rare opportunity to own a beautifully presented Edwardian, semi-detached house; situated on a corner plot with dual aspect red brick and rendered bays. Tastefully modernised and styled throughout by the architect and artist owners to maximise the flow of natural light offered by its special location. The property enjoys an abundance of period features, warm natural woods and textural finishes. Having been very well extended, the versatile accommodation spans three floors and comprises two reception rooms, six bedrooms and two bathrooms. Furthermore, the property boasts beautifully established wrap around gardens that are incredibly private with the potential for off street parking.

Location

Titian Road is in a highly desirable area, it is situated North of New Church Road near to Richardson Road where you can find a local butchers, coffee shop, organic green grocers, beauty rooms, newsagents and more. A more comprehensive range of shops can be found close by in Portland Road, along with regular bus services giving direct access to Hove's George Street, Church Road thoroughfare and Brighton city centre. For the commuters there is a choice of main line train stations just under a mile away in Victoria Road, Portslade and Hove Station which is little over a mile in distance; both have direct links to London Victoria. Within the area there are many parks and recreational areas and of course Hove seafront and lagoon where you can enjoy sea front walks and water sports. There is also a selection of local, nursery, primary and middle schools in the area.

Accommodation

Approached at level ground the low walled front garden with bench seating area and mature olive trees is quaint with a rumble stone pathway that leads to the property's contemporary yet fitting timber framed front door.

Once inside the property, the vestibule has real wood floors and space to hang coats with a stunning, original stained glass door that brings you through to the main hallway. Boasting fantastic high ceilings, pictures rails, tall skirting boards and decorative cornicings with ample built in storage and doors to all principal rooms. Your line of sight is immediately drawn down the hall to the sitting room and its leafy green garden views, and the side sat turning staircase with original balustrade and honey neutral carpet rises to the first floor.

Enjoying a dual aspect, the through living/ kitchen /dining room has bays to the east and south with timber framed double glazed sash windows and original stripped wood surrounds, as well as full height French doors giving direct access to the gardens south side. This open space enjoys a natural polished plaster finish and engineered oak flooring with underfloor heating and makes for a truly light, bright and inviting place to be.

The kitchen area comprises a range of real walnut units and breakfast bar with a thick marble work top, matching upstand and undermounted stainless steel sink and drainer. There's a four ring gas cooker with extractor hood over, space for a dishwasher and freestanding fridge freezer and hidden pull out larder storage cupboards for the cooks oils and spices.

At the end of the hall, the sitting room is generously proportioned with warm real wood floors, a tasteful colour palette and a bright south westerly dual aspect. The original Edwardian working fireplace provides a cosy focal point to the room and a contemporary pencil window frames the quintessential church steeple view. A floor to ceiling window and French doors open straight onto the raised sun deck and secluded garden.

A hidden doorway masked with the owners impressive original artwork conceals a downstairs cloakroom. Comprising a combined sink, WC and vanity unit with tall built in storage cupboards and heated towel rail.

The spacious landing is bright and white with grey painted original floorboards and doors to four bedrooms and the family bathroom. A bank of full height cupboards, finished in a quality birch ply with sleek handleless door fronts provide maximum storage and a touch of the contemporary.

Bedroom one sits at the rear of the house with a dual south westerly aspect and enjoys three fantastic three quarter height double glazed sash windows, flooding the room with natural light with pleasant views over the private rear garden.

At the other end of the house, bedroom two is impressive with bay windows to two sides; the perfect view point with just the right amount of established greenery and palms as privacy shields. This room is laid to real wood floors with a crisp décor.

Bedroom three is another generous double room with a southerly aspect, overlooking the treelined street, and bedroom six, although the smallest enjoys oodles of character with direct access to an east facing balcony, that nestles in the branches of the mature olive tree below.

The family bathroom is modern in design with painted floors and marble surrounds with a large utility cupboard that houses the boiler and washing machine. Comprising a panelled enclosed bath with wall mounted controls and thermostatic monsoon shower, close couple WC, floating wash basin and heated towel rail.

A further turning staircase, in keeping with the original but with a modern art painted twist, rises to the very well converted second floor.

Bedroom four is a generous double room laid to engineered oak flooring with two large Velux windows to the east and south aspects making it wonderfully bright. There's ample eaves storage and a sink and base cupboard unit.

Bedroom five faces south, and really making the most of the natural light, is currently used as an art studio. Large Velux windows have great far reaching views and there's further eaves storage.

With a stunning full width, pitched feature window, the shower room is modern with a real slate stone floor. Comprising a double width walk in shower enclosure, low level eco flush WC and wash basin.

Garden

Beautifully established, the rear garden boasts a favoured south westerly aspect and enjoys an array of mature fruit trees, shrubs and flower borders with a sleeper edged vegetable patch. Wall and slatted fence enclosed, the garden is incredibly private with large double gates that at one time provided vehicle access for parking in this dual purpose outside area.

The raised sun terrace is decked with hard wood and can be directly accessed from the sitting room with space for patio furniture and loungers, and leads round to the paved side return area. Luscious creeping Ivy act as hedgerows to the fence surrounds and mature wisteria frames the French doors back to the kitchen.

A large garden shed provides storage for bicycles and gardening equipment.

Additional information

EPC rating: TBC

Internal measurement: 2,221 square feet / 206.3 square meters

Tenure: Freehold

Council tax band: F

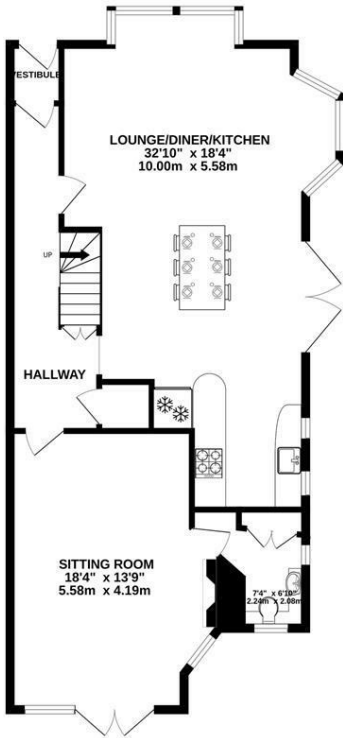
Parking zone: W

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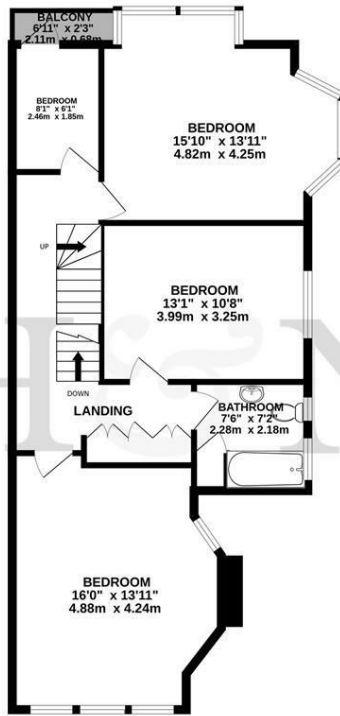




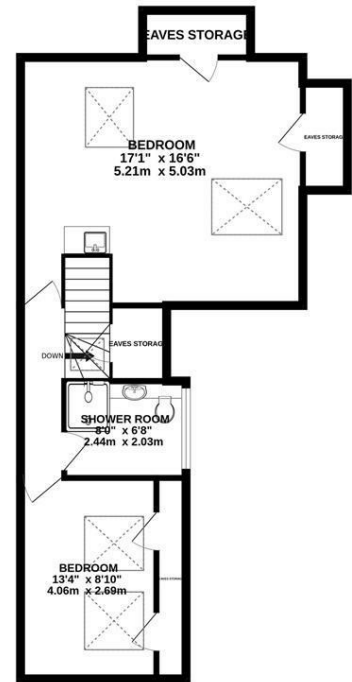
GROUND FLOOR
831 sq.ft. (77.2 sq.m.) approx.



1ST FLOOR
783 sq.ft. (72.8 sq.m.) approx.



2ND FLOOR
607 sq.ft. (56.4 sq.m.) approx.



TOTAL FLOOR AREA : 2221 sq.ft. (206.3 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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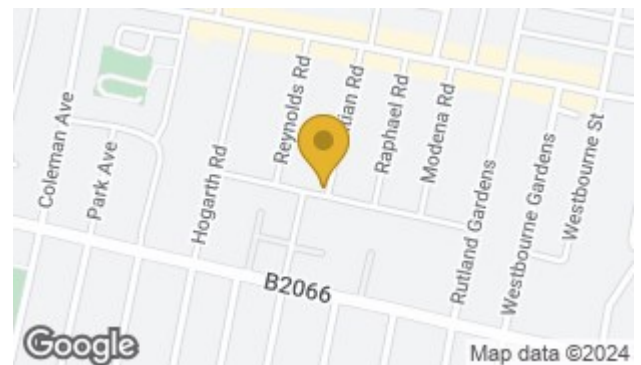
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