

H&N



Langdale Road

Hove, BN3 4HP

Guide price £1,500,000 - £1,600,000

HEALY
& NEWSOM

EST. 1990





Langdale Road, Hove, BN3 4HP

****Guide Price £1,500,000 to £1,600,000**** A substantial semi-detached house situated in one of Hove's most desirable tree-lined streets, south of New Church Road - just a stones throw from the seafront. This attractive, extended property enjoys red brick and white rendered elevations and a tastefully styled interior with generous and versatile accommodation.

Internally, the property is a blank canvas and an ideal family home. Comprising living room with cosy log burner, an open plan kitchen dining space and downstairs cloakroom to the ground floor. With five double bedrooms, three bathrooms and second separate cloakroom to the first and second floors.

Furthermore, the property has an integral garage with driveway, a bike store and boasts a favoured sunny WEST facing garden.

Location

Langdale Road is a wide tree lined street leading from New Church Road southwards toward Hove seafront. Just north of New Church Road is Richardson Road with local shops and businesses including an independent butchers, organic green grocers, Drurys coffee house, hairdressers, florist and a beauticians.

Hove promenade and Rockwater are moments away, just at the end of the road and Wish Park is approx 0.5 miles in distance. There is easy access to Hove's central shopping district with the main bus routes being located on the Kingsway and New Church Road providing direct access to Brighton city centre and coastal towns and villages. The property is approximately 1.4 miles in distance from Hove station and less than a mile to Aldrington station. Furthermore the property is ideally situated for desirable schools and nurseries; some of which include: St Christopher's and Hove Village nursery.

Accommodation

Approached via level ground, a block paved driveway with lockable rising security bollards and privacy hedgerow borders, provides off street parking for more than one car and gives access to the garage and entrance to the property.

Once inside the house, the porch provides space to kick off your shoes and hang your coats, before entering the generous and inviting entrance hall. Laid to contemporary grey, hard laminate flooring with a crisp white décor, this modern minimal theme flows throughout. A turning staircase with storage under rises to the first floor landing and there's a useful downs stairs cloakroom.

The sitting room enjoys a large box bay window with plantation shutters overlooking the street, and a large log burning stove sits centre fold, providing a cosy focal point to the room. The floors have been insulated, there's alcove shelving and cabinetry, and a opening through to the impressive open plan kitchen/dining/family room at the rear of the house.

Well appointed, this room is a fantastic entertaining space that is flooded with natural light with skylights and sliding doors that span the entire width, onto the garden. There's ample room for a large dining table and chairs, and a bank of fitted, floor to ceiling cupboards offering oodles of storage.

The kitchen is modern in design with a range of two tone wall and base units in shades of white and espresso, with matching upstand. There's a stainless steel sink and drainer and high end integrated appliances to include an AEG oven and microwave oven, a dishwasher, washing machine and tall fridge freezer as well as a second separate drinks fridge. A large oval shaped island/breakfast bar fully encompasses that social element, with an extra space to sit and brings the whole space together. This houses the induction hob and Quooker boiler water tap with sink.

Stairs with automatic light guides, rise to the first floor landing, which is spacious with a large side aspect window, neutral carpeting and doors to all principal rooms.

At the front of the house, bedroom two is a large double room with a box bay window over looking the street, having ample, built in wardrobes with sliding doors.

Adjacent you'll find the classic contemporary family bathroom, which is generous enough to accommodate both a double width walk in shower and a stand alone bath tub. With tasteful sandstone tiled surrounds, there's a low level eco flush WC, a sink and vanity unit with heated towel rail.

Bedroom three enjoys pleasant views over the leafy green rear garden and has a sunny westerly aspect.

The principal bedroom is generously proportioned with a clean neutral décor and a pleasant outlook, there's ample space for wardrobes and furniture, with access to an impressive en-suite shower room. The luxury en-suite measures circa 15ft and enjoys warm sleek finish with a sandstone theme continued. Bright with a dual aspect, the shower room comprises an oversized double shower with monsoon head and had held attachment, a low level eco flush WC. A high end composite vanity shelf with top mounted twin butler sinks, and a heated towel rail.

A further turning staircase with automatic light guides, skylight, and contemporary plant ledge with access to lots of eave storage rise to the second floor loft conversion. Here you'll find two further double bedrooms, another shower room and a second separate WC.

Bedroom five is a good size with a west facing Juliette balcony enjoying views over the rear garden, and bedroom four; another, double room, sits at the front of the house with Velux windows and access to a spacious en-suite cloakroom.

Laid to vinyl flooring the shower room to this floor is clean and modern with crisp white tiled surrounds, comprising a walk in shower, pedestal wash basin and a low level eco flush WC.

Garden

Accessed via the kitchen family room, step out onto a large composite decked sun terrace with sweeping white rendered surrounds, and access to the bike store and garage in turn. The plush lawn is wall and fence enclosed with an array of mature palm trees, shrubs and bamboo borders, making it very private. There are sweeping pathways, raised brick planters and built in, wood fired pizza oven with stone plinth seating and an outside shower.

There's a fantastic Hansel & Gretel style wood cabin with integrated central fire/stove and bench seating surrounds, perfect for cosy winter social events - (available upon separate negotiation)

You'll find extra outside storage for gardening equipment and tools, outside lighting and a childrens two storey treehouse.

Garage

The larger than average garage measures 18'6 x 9'6 and has electricity, lighting and a hot and cold water tap. There's an up and over door to the front with door to the rear into the bike store and then garden.

Additional information

EPC rating: D

Internal measurement: 2,427 Square feet / 225 Square metres

Tenure: Freehold

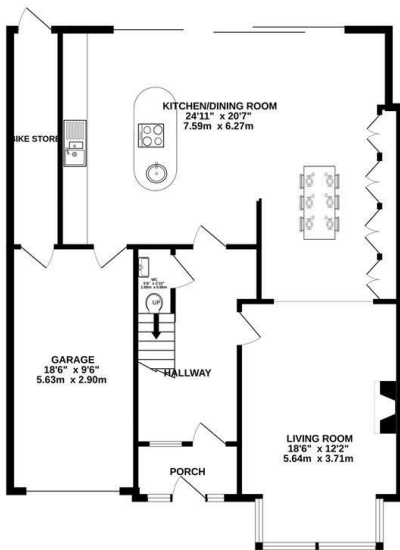
Council tax band: E

Parking zone: R

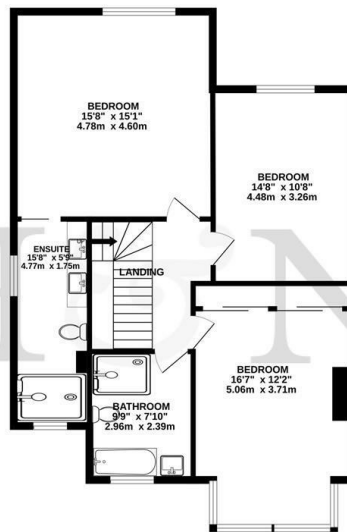




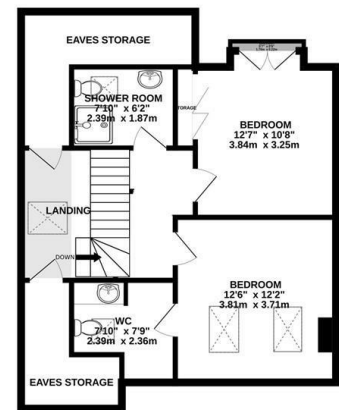
GROUND FLOOR
1063 sq.ft. (98.7 sq.m.) approx.



1ST FLOOR
852 sq.ft. (79.2 sq.m.) approx.



2ND FLOOR
643 sq.ft. (59.7 sq.m.) approx.



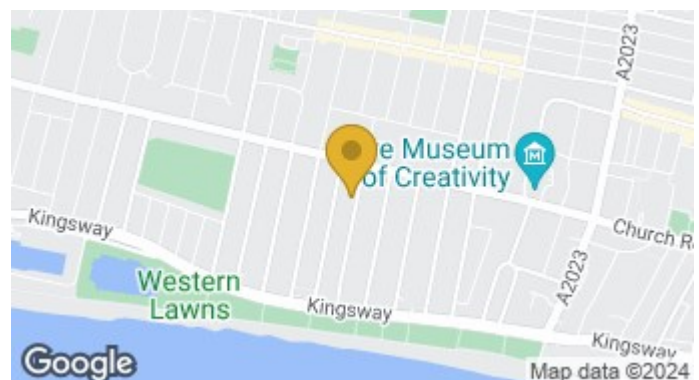
TOTAL FLOOR AREA: 2558 sq.ft. (237.7 sq.m.) approx.

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.
Made with Metropix ©2023



19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



VERY IMPORTANT NOTES - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.