

£1,400,000



Lawrence Road

Hove, BN3 5QD

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# Lawrence Road, Hove, BN3 5QD

A detached, four double bedroom, fully renovated and extended house, located in a highly desirable situation very close to the seafront.. The beautiful contemporary home boasts exceptional living and is arranged over three floors and has a south facing rear garden which makes an ideal al fresco dining area. There is a stunning designer fitted kitchen and engineered oak flooring throughout. The entire ground floor also has underfloor heating.

The property has an exceptional high finish throughout and incorporates sustainable, energy saving features in addition to low maintenance exterior render and a new slate tiled roof.

## Location

Lawrence Road is situated North of New Church Road and is just around the corner from the village feel of Richardson Road where you can find a local butcher, coffee shops, beauty rooms and greengrocer. A more comprehensive range of shops are also close by in Portland Road, along with regular bus services giving direct access to Hove's George Street and Church Road thoroughfare and Brighton city centre.

For the commuters there is a choice of main line train stations, with Hove station just a mile away, and Portslade a little over a mile, both have direct links to London Victoria. Within the area there are many parks and recreational areas and of course Hove lagoon and promenade where you can enjoy sea front walks, there is also a selection of local, nursery, primary and middle schools in the area.

## Approach

The property is positioned on a corner plot with off road parking for at least two cars. The front garden is paved with stone for low maintenance, there is outside lighting and a Ring camera and doorbell system. The garage has an automatic door and there is a charging point for electric vehicles.

## Residence

This exceptionally impressive, detached house has been renovated and extended to a high standard, fitted throughout are energy efficient, 'Origin' double glazed aluminium anodised double glazed windows and doors. Extended in to the loft in 2021, there is a traditional Spanish slate tiled roof and self-cleaning Velux windows.

The entrance porch has full height obscured glazed windows allowing natural light to flow through to the ground floor hall, engineered oak flooring is fitted throughout the ground floor with three zones of gas central under floor heating installed. The hallway has doors to the good sized separate living room that has a bay window with fitted shutters, the cloak room with motion sensor lighting, storage cupboards and rear aspect kitchen breakfast room.

The heart of the home is the amazing open plan contemporary kitchen with seating and dining area, bespoke Italian fitted kitchen with central breakfast bar that has a five ring gas hob with remote controlled Luxair extractor over, the mid level Neff oven and matching microwave have the 'hide and slide' doors, the ovens can both be controlled remotely. There is appliance, space and provision for a American style fridge freezer, integrated wine cooler, dishwasher and washer dryer. The matching slim profile worksurfaces have an undermounted sink unit with moulded drainer

to one side and glass splash backs. Two bi-folding patio doors and a further separate matching double glazed door provide the space with direct south aspect light, there are also two remote controlled, rain sensing, skylight windows.

On the first floor there are three double bedrooms, the front aspect bedroom has a bay window that has fitted remote controlled full black out blinds in addition to the fitted wooden shutters, the second bedroom has a south aspect with double doors opening to a Juliette balcony and the third bedroom also has views over the rear garden. There is a spacious bathroom that comprises of a double width shower enclosure with mixer shower and glazed screen, a double sink vanity unit and a low level W.C with eco flush. There are two obscured glazed windows and a back lit steam resistant wall mirror, this room also has motion sensor lighting.

The first floor and second floor landing both have feature obscured glazed windows that allow natural light to flow through the house, on the second floor there is the fourth double bedroom that has three large Velux windows, two eaves storage cupboards and oak engineer flooring fitted. A separate bathroom comprises of a shaped bath with shower over, basin with vanity unit under, low level W.C with eco flush and heated towel rail, there is also natural light from a Velux window.

The garage accessed via the front of the house contains the the Ideal boiler and pressurised water tank system installed in 2021, there is a rain sensing Velux window, power and lighting, utility sink and electric car charging point.

## Garden

32' x 22' (9.75m x 6.71m)

The rear garden is south facing and laid to textured natural stone, porcelain tiles with high wall's to three sides and aluminium gated side access. There is also exterior power, lighting and security camera controlled via the Ring system.

## Additional Information

EPC rating: C

Internal measurements: 2,258 square feet | 209. Square meters

Parking Zone: W

Council tax band: E

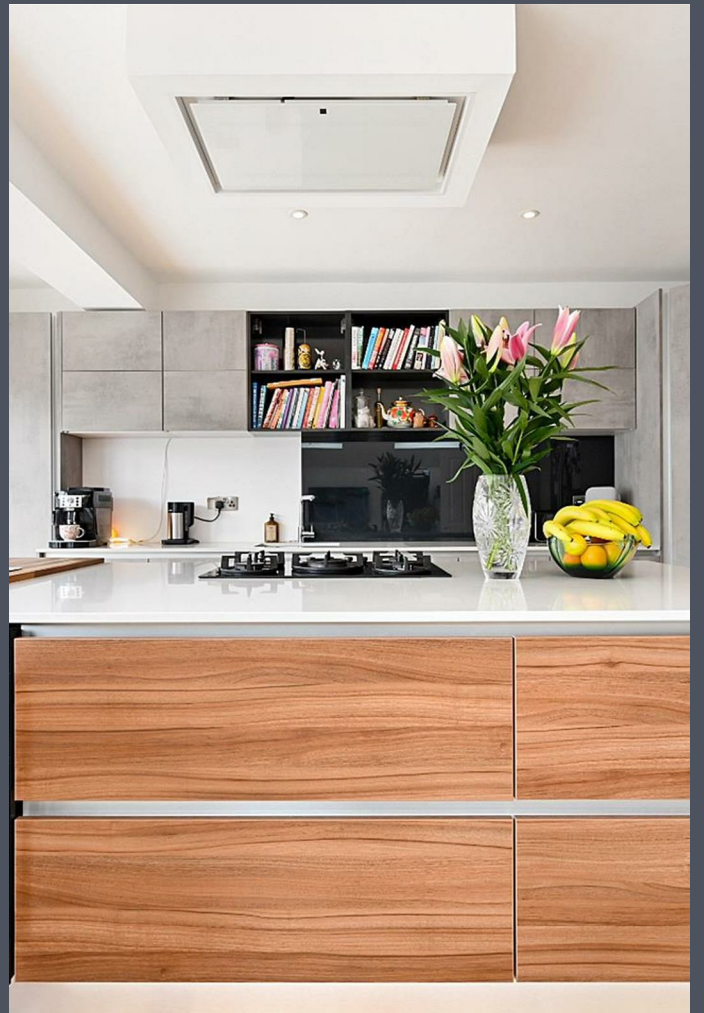
Fully rewired and replumbed throughout in 2021

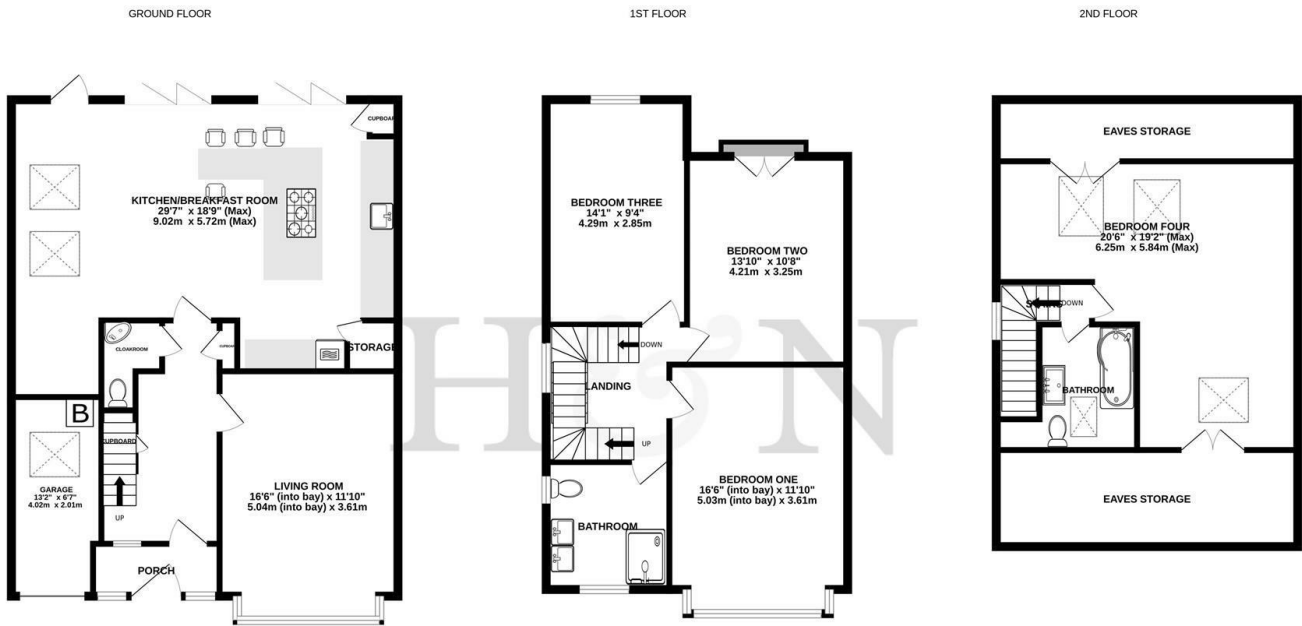
Heating: Ideal boiler installed 2021, pressurised hot water cylinder system.

All bathrooms have underfloor heating with individual controls for each.

**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.







TOTAL FLOOR AREA : 2258sq.ft. (209.8 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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