



Lawrence Road

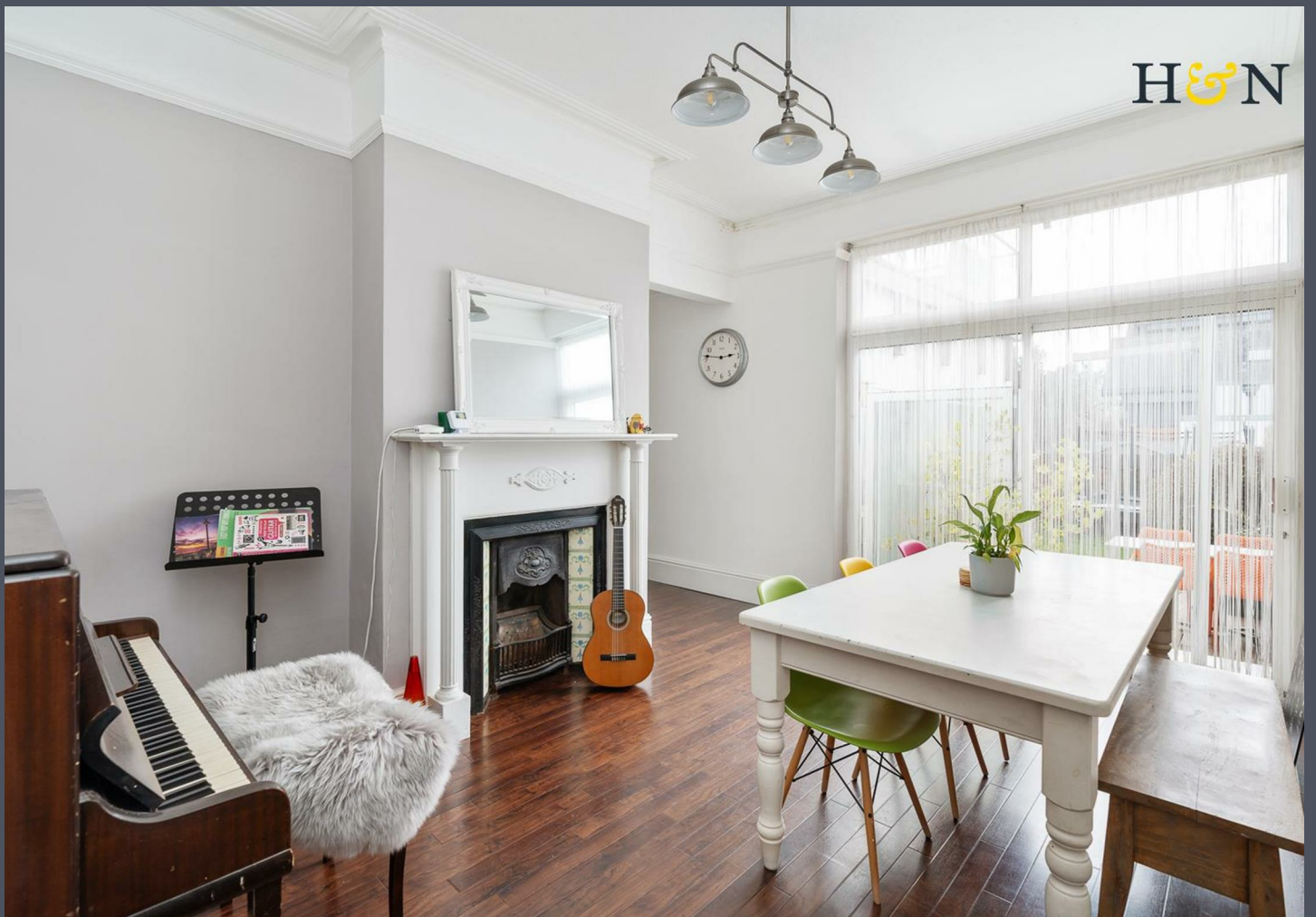
Hove, BN3 5QB

Guide Price £1,250,000 to £1,295,000

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Lawrence Road, Hove, BN3 5QB

****Guide Price £1,250,000 to £1,295,000**** A opportunity to own an imposing yellow brick Victorian house with attractive bay fronted elevations, situated in a fantastic Hove location. Retaining an abundance of period features with high ceilings, original cornicing's and ceiling roses, and beautiful cast iron fireplaces, the property enjoys generous accommodation arranged over three floors.

Comprising a sitting room, dining room through kitchen, and second reception room with utility and downstairs cloak room to the ground floor. With five double bedrooms, shower room with separate WC, and a family bathroom to the first and second floors

Furthermore, property boasts a favoured south facing garden with gated side access, and a large roof terrace.

Location

Lawrence Road is situated North of New Church Road and is just around the corner from Richardson Road where you can find local butchers, coffee shops, beauty rooms and newsagents. A more comprehensive range of nearby 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 just under a mile away in Victoria Road, Portslade and Hove Station that 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 lagoon where you can enjoy sea front walks. There is also a selection of local, well regarded nursery, primary and middle schools, such as St Christopher's.

Accommodation

Laid to beautiful Minton tiling, the vestibule is approached via a solid timber front door and opens onto the grand turning hallway. Pretty leaded light windows frame the space, and wood effect floors with underfloor heating flows, with impressive high ceilings, period corbels and stunning decorative carved door surrounds.

Under stairs storage gives way to a downstairs cloakroom and utility with built-in storage.

Enjoying a moody colour palette and arched over box bay window, the separate sitting room is a real cosy, grown up space with period style column radiators. The open fire boasts beautiful cast iron and period tiled surrounds, whilst the quaint street view is pleasant.

At the rear of the property the dining room through kitchen enjoys a lovely flow of space and natural light with a stylish yet traditional, bespoke Neptune kitchen. With high ceilings continued and a period fireplace, French doors give direct access to the decked terrace and steps descend to a further reception room/playroom. This is a wonderful family/social space or home hub.

A turning staircase rises to the first and second floors, where you'll find five bedrooms, a shower room and family bathroom. All are doubles laid to neutral carpeting, dusted with period features and with subtle colour schemes. The principal bedroom spans the width of the house and has an impressive arched over box bay with sash windows.

With fully tiled surrounds in sandstone tones, the shower room is spa like, with the cloakroom across the hallway, whilst the family bathroom is a relaxing haven with free standing roll top bath.

In all, this is a wonderfully versatile family home, with substantial accommodation that oozes character.

Garden & Roof Terrace

Boasting a favoured southerly aspect, the rear garden and first floor roof terrace are both great sizes. The garden has original walled surrounds that are topped with contemporary slatted fencing and the raised decked sun terrace is accessible from both the dining room and playroom.

The plush lawn enjoys mature shrubs and plants to border and there is secure gated side access to the front of the property.

Additional information

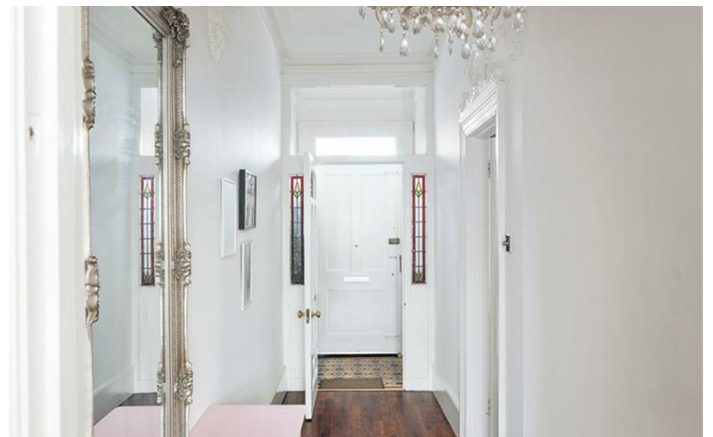
EPC rating: E

Internal measurements: 2,110 Square feet / 196 Square metres

Tenure: Freehold

Council tax band: E

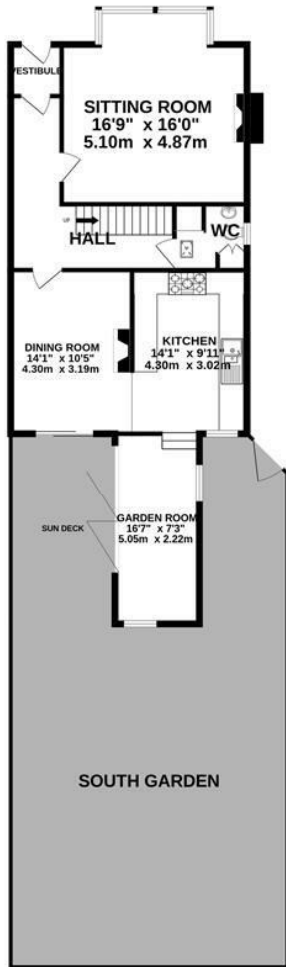
Parking zone: W



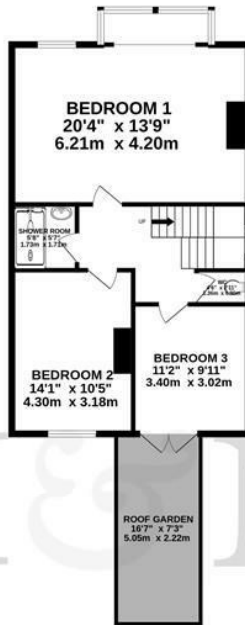




GROUND FLOOR



1ST FLOOR



2ND FLOOR



TOTAL FLOOR AREA: 2110sq.ft. (196.0 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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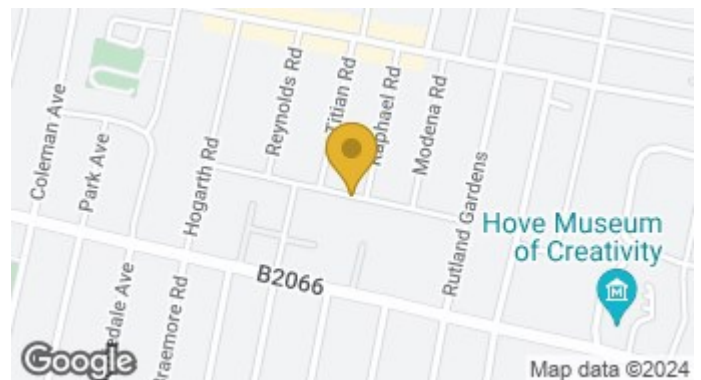


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