

H&N



Brittany Road

Hove, BN3 4PB

£1,095,000

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Located south of New Church Road, the property sits on the west side of sought-after Brittany Road, Hove; a prime location that offers both convenience and tranquillity. This stunning house boasts a beautifully styled interior that is sure to impress.

The current owners keen eye for interior design, means the property exudes elegance with a considered blend of warm neutral tones and plush carpeting; creating a calm and inviting atmosphere.

Arranged over three floors, the property comprises a bay fronted sitting room, four bedrooms, two bathrooms and an impressive extended open plan kitchen dining room. Perfect for those who love to cook and entertain, the kitchen is not only functional but eye catching, and is flooded with natural light.

Furthermore, the property boasts a favoured west facing garden with office building and secure gated side access.

Location

This area of Hove is very pleasant with a strong sense of community and offers easy access to well regarded schools and comprehensive shopping facilities. Brittany Road is positioned south of New Church Road and leads to Hove sea front. Hove Lawns and the Lagoon are at the end of the road on the Kingsway (A259), and Richardson Road with its local shops to include butchers, organic greengrocers and beauty establishments, is also nearby. Wish Park is within close proximity, and regular bus services afford access to all parts of the city and neighbouring towns. Portslade mainline train station is approximately 0.7 miles in distance., for those needing to commute.

Accommodation

Approached via level ground, the property is attractive with red brick and bay fronted elevations . The driveway provides off street parking for more than one car and there's a wide gated side return/access to the rear garden.

Once inside the property, the tasteful décor is immediately present with soft neutral tones, and sets the president for the rest of the property. The original 1930s, stripped timber front door has pretty leaded light window inserts, and the patterned floor tiling adds a touch of character.

Enjoying an easterly aspect, the bay fronted sitting room is a real grown up space that is calming and cosy with a log burning stove. The fitted plantation shutters and period style alcove cabinetry sit nicely with the creamy colour palette.

At the rear of the house, the extended kitchen dining room is impressive with a westerly aspect. Flooded with natural light, this elegant open plan family space enjoys a central island and space for dining table and chairs, and is perfect for entertaining. Finished to a high spec, the stunning Neptune kitchen comprises a range of shaker

units, quarts work surface and a plethora of useful pull-out larder storage accessories. Bi-fold doors span the width of the room bringing the outside in and dust the neutral tones with beautiful leafy green views.

The first floor is versatile and accommodates three bedrooms, with tasteful built in storage solutions and fitted plantation shutters.

Contemporary and classic in design, the family bathroom has tongue and groove panelled surrounds with a modern suite and Victorian style pipe work with telephone style taps.

A turning staircase rises to the second floor, very well converted loft extension, that now accommodates a principal bedroom and en-suite. Lovely and bright with a dual aspect and fantastic far reaching views, there's ample built in storage and a spacious en-suite shower room with stylish mottled tiled surrounds and modern suite.

Outside

Beautifully landscaped, private and fence enclosed, the garden boasts a favoured westerly aspect. Laid to a sleek contemporary patio with sweeping shingle accents, there's a plush central lawn and mature shrubs to border. There's outside lighting, a water tap and an insulated garden/office room with lighting, electric and heating.

There's secure gated side access to the front of the property and the side return to the property is wide providing lots potential for further extension.

Additional information

EPC rating: C

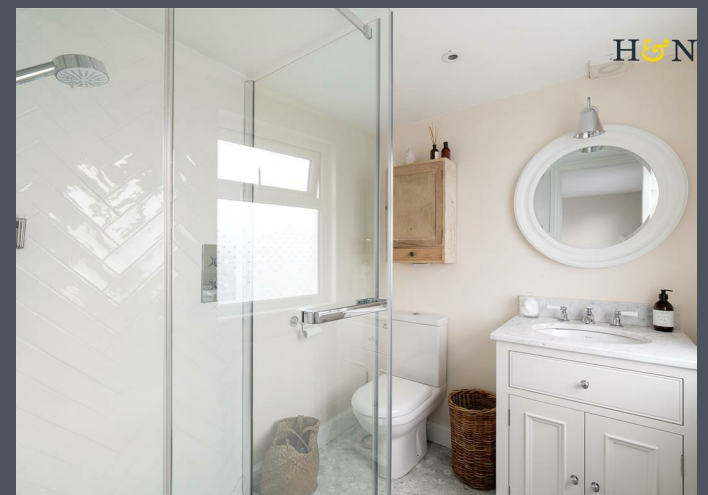
Internal measurement: 123.5 Square metres / 1,330 Square feet

Tenure: Freehold

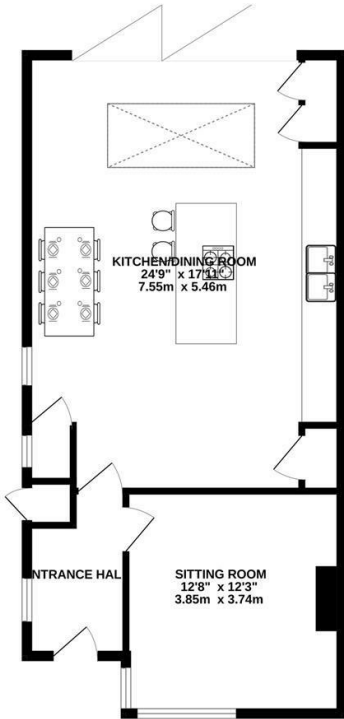
Council tax band: E

Parking zone: L

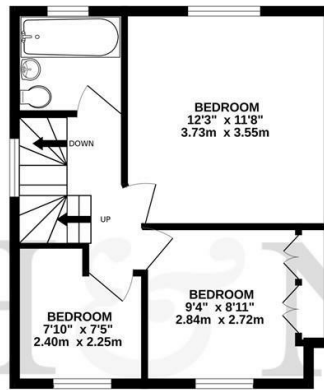




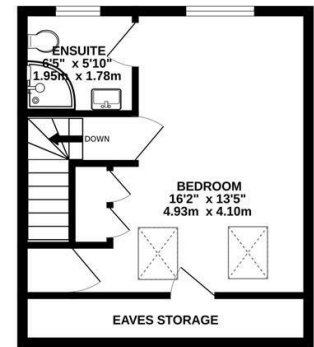
GROUND FLOOR
647 sq.ft. (60.1 sq.m.) approx.



1ST FLOOR
376 sq.ft. (34.9 sq.m.) approx.



2ND FLOOR
307 sq.ft. (28.5 sq.m.) approx.



TOTAL FLOOR AREA : 1330 sq.ft. (123.5 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.

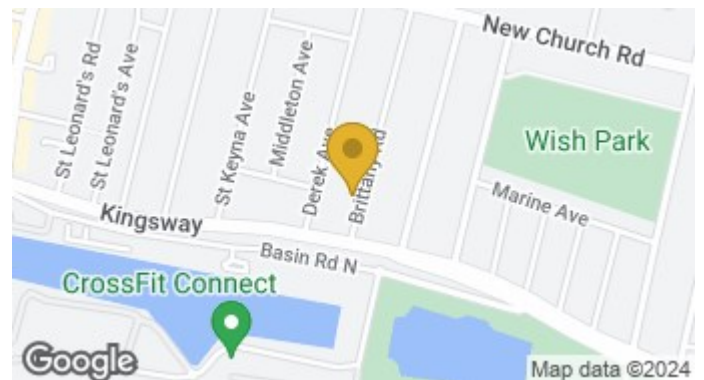
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