



Braemore Road

Hove, BN3 4HB

Guide Price £1,400,000 to £1,450,000

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Braemore Road, Hove, BN3 4HB

Guide Price £1,400,000 to £1,450,000A substantial late 1920s semi-detached house on a wider than average plot, with attractive bay fronted elevations, situated in one Hove's most sought after locations - running south of New Church Road. The property has been thoughtfully extended and tastefully decorated throughout, retaining an abundance of period features, alongside contemporary fixtures and fittings.

Comprising a generous reception hall, sitting room, dining room and extended kitchen breakfast room with downstairs cloakroom to the ground floor. The first and second floors accommodate five bedrooms; principal with en-suite and a family bathroom.

Furthermore, the property boasts off street parking, a double length detached garage and a favoured WEST facing rear garden that is larger than others in the street. ***VIEWINGS FROM SATURDAY 8TH JUNE***

Location

Braemore Road is a tree lined street leading south from New Church Road to Hove seafront, there is a great sense of community in this area of. To the other side of New Church Road is Richardson Road with a local parade of shops and businesses including an independent butchers, organic green grocers, Drury's coffee house, hairdressers, newsagents, and beauticians, to name a few.

Hove promenade is less than a minute away, that is undergoing a 10 million pound regeneration comprising new parks that will include sports and leisure facilities, activity and relaxation spaces, new toilets and increased biodiversity, Wish park with its open green space, and Hove lagoon are also close by. Along leafy New Church Road there are an array of well regarded nurseries and schools and easy access to Hove's central shopping district. The main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and southern coastal towns and villages. The property is approximately 1.4 miles in distance from Hove station and less than a mile to Aldington station.

Accommodation

Upon entering the house, you'll immediately notice its grandeur with its spacious reception hall, high ceilings, well proportioned rooms and period features. Real wood floors flow throughout and beautiful stained glass windows with stripped wood doors and brass furniture add warm homely touches.

The ground floor accommodation has been thoughtfully extended to allow maximum natural light and to suit the everyday flow of modern family living. A separate sitting room sits at the front of the property, whilst the dining room and kitchen breakfast room spill out via bi fold doors onto the decked sun terrace and garden. All tastefully decorated in neutral chalky tones with cosy original fireplaces and a log burning stove.

The kitchen is a contemporary workable space with underfloor heating, that fits in its period surrounds beautifully. Rustic tiling and units in earthy tones with solid granite worktops, house high end appliances with a centralised breakfast bar and ample space for a family size dining table and chairs.

The character continues on the first floor with four well appointed bedrooms and a decent single bedroom; with real wood floors, period decorative fireplaces and original built in alcove cabinetry. Enjoying a Victorian styling, the family bathroom is tasteful and elegant with a standalone bath tub and separate walk in shower.

Very well extended, the loft conversion accommodates an impressive principal bedroom with a versatile layout, dual aspect and leafy green garden views with ample eaves storage. Lending itself the potential for a dressing area, and with the combined luxury having a fully fitted Fired Earth and Villeroy and Boch en-suite bathroom, this is a wonderful separate, grown up space.

Outside

Boasting a favoured westerly aspect, the rear garden is incredibly private with well placed, established trees and foliage, grape vines and a central lawn. Raised decked terraces provide space to enjoy the sun and alfresco dining.

The pitched roof, tandem garage has direct access to the rear garden double doors to the front of the property, driveway and front garden.

Additional information

EPC rating: D

Internal measurements: 2,481 Square feet / 230.5 Square metres

Tenure: Freehold

Council tax band: F

Parking zone: W





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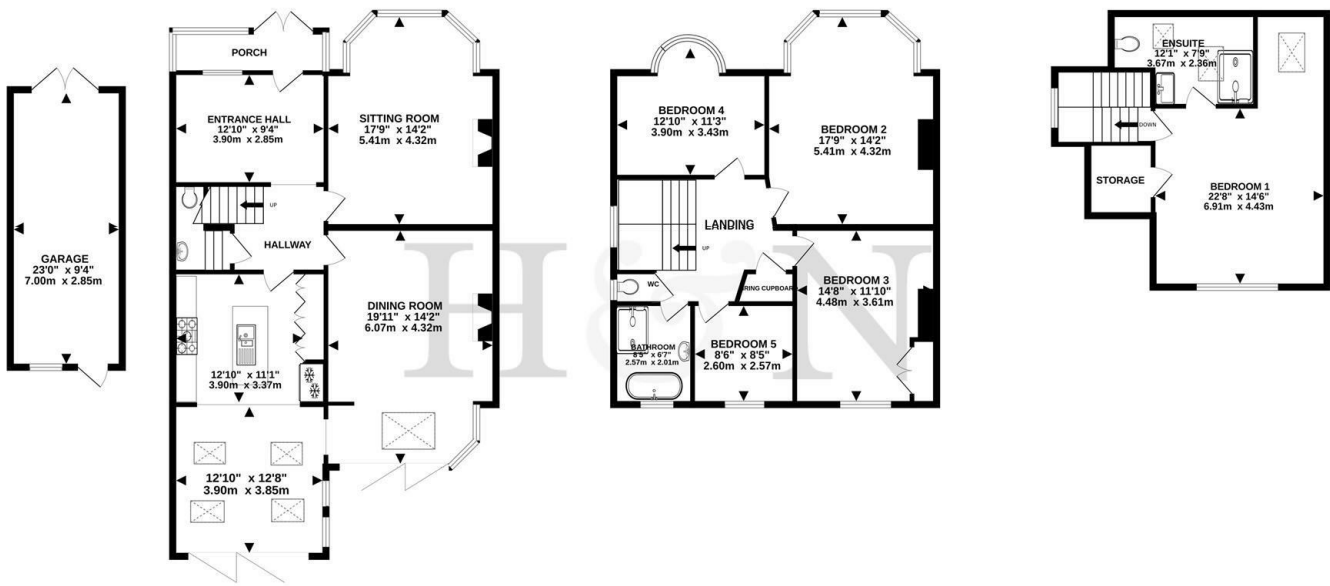


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GROUND FLOOR
1260 sq.ft. (117.0 sq.m.) approx.

1ST FLOOR
792 sq.ft. (73.6 sq.m.) approx.

2ND FLOOR
429 sq.ft. (39.9 sq.m.) approx.



TOTAL FLOOR AREA : 2481 sq.ft. (230.5 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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