



Langdale Road

Hove, BN3 4HQ

£1,150,000

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EST. 1990











## Langdale Road, Hove, BN3 4HQ

This extended property is situated in a highly desirable location south of New Church Road, just moments from Hove seafront. Unique and set back from the road with ample off street parking, and established front and rear gardens, the property has a large foot print and lots of potential. Comprising four bedrooms, two bathrooms, living room, kitchen/breakfast room and a conservatory. Furthermore, the property enjoys real wood floors, 1920s doors and period features, and is offered for sale with NO ONWARD CHAIN.

### 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, Jumps Delicatessen, 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

The property is set back from the road and boasts a generous driveway that provides parking for several vehicles. There's an array of matures trees and shrubs to border.

Once inside the property, the entrance hall is spacious and inviting measuring circa 10ft in width and is laid to real wood floors with a brick built feature fireplace. A turning stairs case rises to the first floor roof conversion are doors from all sides to the rest of the property.

Ahead of you, you'll find the generously propertied living/dining room which is flooded with natural light enjoying a dual aspect and pleasant views of the leafy green rear garden. With real wood floors continued this space has ample room for a dining table and chairs, and a beautiful period fireplace with pretty fleur-de-lis tiled inserts.

To the front the property with box bay windows and a westerly aspect there are two double bedrooms. Both have a crisp white décor with grey accented tall skirting boards and period pictures frames.

With bi-fold doors onto the rear garden the kitchen breakfast room has been extended and offers modern

fixtures and fittings. A door gives secondary access back through to the conservatory and a pantry provides excellent storage with plumbing and provisions for a washing machine as well. Comprising a range of cream gloss wall and base units, laminate work surface and contemporary metro tiled splashback, and a one and half bowl sink and drainer. Integrated appliances include a Neff oven, gas hob with extractor fan over, with space for a dishwasher and free standing fridge freezer. Furthermore, the kitchen enjoys a large breakfast bar that can accommodated 4 - 6 people.

A turning staircase laid to charcoal grey carpeting rises to the wide and spacious landing with a westerly aspect. The rooms to this level would best suit as a principle bedroom and cot room/study, both have tall vaulted ceilings, but the whole floor has lots of potential for reconfiguration. The principal bedroom boasts a viewing platform with double doors and Juliette balcony overlooking the garden to the rear.

The family bathroom is partly tiled with wood effect vinyl flooring, comprising a panel enclosed bath with shower attachment over, a low level eco flush WC and a pedestal wash basin.

### Outside

Accessed via both the kitchen/breakfast room and the conservatory, the rear garden is a good size and very private. Enjoying mature tree and palm borders, its mainly laid to lawn with level and tiered paved patio areas for alfresco dining. There's a covered lean to, to one side that is ideal for bike/shed storage and gated access to the other that leads to front of the property.

### Additional information

EPC rating: E

Internal measurement: 1,862 Square feet / 173 Square metres

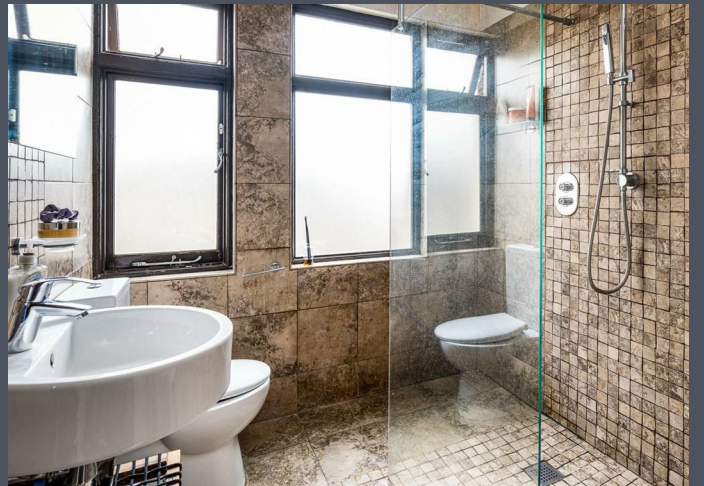
Tenure: Freehold

Council tax band: E

Parking zone: R

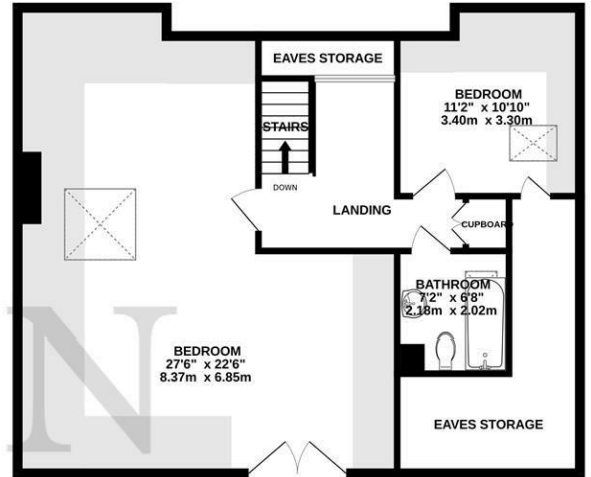
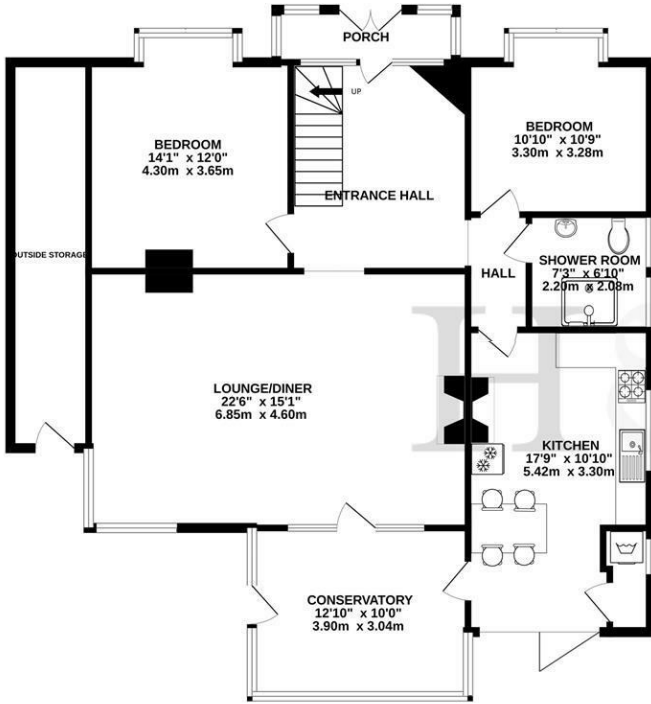






GROUND FLOOR

1ST FLOOR



TOTAL FLOOR AREA : 1862sq.ft. (173.0 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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