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Roman Road

Hove, BN3 4LB

Guide Price £1,100,000 to £1,200,000

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# Roman Road, Hove, BN3 4LB

**\*\*Guide Price £1,100,000 to £1,200,000\*\*** Roman Road is a popular tree-lined street, in Hove - moments from the seafront and a charming location for this substantial 1930s semi-detached house. This thoughtfully extended property is sure to impress with its well-appointed accommodation spread over three floors.

As you step inside, the spacious entrance hall leads onto a flow of through reception rooms onto the kitchen diner, that create an impressive open plan living space to the ground floor; perfect for both relaxing and entertaining. The vaulted ceilings add a touch of elegance and create a sense of spaciousness.

The property further comprises five double bedrooms; principal with en-suite, two family bathrooms, a downstairs cloakroom and a separate utility room.

One of the highlights of this property is the beautifully landscaped rear garden, complete with raised sun terrace and established borders. It's the ideal spot for enjoying a cup of tea in the morning or hosting a summer barbecue with friends and family.

Additionally, the property boasts an integral garage and off street parking for more than one car.

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## 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. Roman Road is positioned south of New Church Road and leads to Hove seafront, Hove Lawns and the Lagoon are at the end of the road on the Kingsway (A259). 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 the driveway with parking for more than one car and access to the garage, the storm porch and timber framed front door give access to a generous yet inviting entrance hall.

Laid to oak wood floors with a tasteful neutral décor, the ground floor offers a wonderfully open plan, yet sectional living space that would suit a multitude of households.

Bay fronted, the sitting room enjoys a cosy log burning stove with rustic mantel, and adjoins the middle reception room with its bespoke library bookcases. This in turns flows beautifully into the extended kitchen diner at the rear of the house with bi-fold doors giving direct access to the leafy green garden.

With an impressive vaulted ceiling, Velux windows and contemporary pendant lighting, the kitchen diner is a sleek and modern sociable yet working space. Comprising a range of shaker style units in a soft sky blue with granite work tops and a six ring Rangemaster cooker. A small internal hallway leads onto a separate utility room, downstairs cloakroom and also gives access to the integral garage.

The first floor accommodates three double bedrooms, all are neutrally decorated and of good proportions, with the principal enjoying an en-suite shower room. Two further double rooms sit on the second floor - a very well converted loft space with excellent ceiling height.

Both the first and second floor bathrooms are modern in style with crisp white tiled surrounds and full suites; the second floor boasting a separate walk in shower - ideal for large households.

## Outside

Beautifully landscaped, private and fence enclosed, the rear garden enjoys a large raised sun terrace directly accessed from the kitchen/diner and utility room. Steps lead down to a plush lawn with established borders and a paved patio at the rear with a garden shed.

## Additional Information

EPC rating: D

Internal measurement: 192.7 Square metres / 2,075 Square feet (incl. outbuilding)

Tenure: Freehold

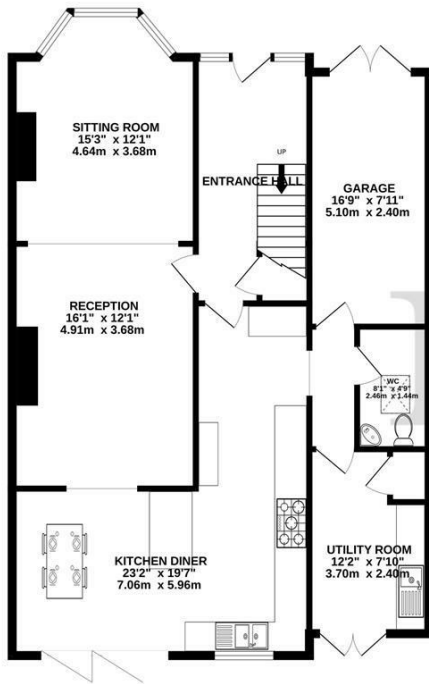
Council tax band: F

Parking zone: L

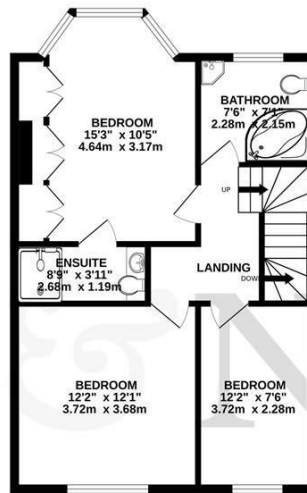




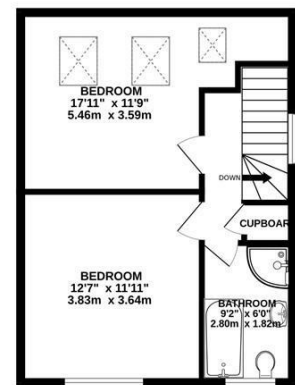
GROUND FLOOR  
1067 sq.ft. (99.2 sq.m.) approx.



1ST FLOOR  
572 sq.ft. (53.1 sq.m.) approx.



2ND FLOOR  
436 sq.ft. (40.5 sq.m.) approx.



TOTAL FLOOR AREA : 2075 sq.ft. (192.7 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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