

H&N



Langdale Gardens

Hove, BN3 4HL

Guide £1,175,000 to £1,225,000

HEALY
& NEWSOM

EST. 1990





H&N



H&N

Langdale Gardens, Hove, BN3 4HL

*** Guide Price £1,175,000 to £1,225,000 ***A substantial Edwardian, semi-detached house in a very popular tree-lined street, moments from the seafront. With box bay fronted, red brick elevations under a tiled roof, this stunning property enjoys high ceilings, real woods floors and open fires. The property has its original layout with a kitchen extension and boasts potential for further enlargement by way of loft conversion subject to necessary consents. Comprising a large sitting room, a separate dining room, large kitchen breakfast room and cloakroom, to the ground floor, with four bedrooms and a family bathroom to the first. Furthermore, the property has front and rear gardens, a west facing balcony and useful gated side access.

Location

Langdale Gardens is a tree lined street leading from New Church Road in a southerly direction to Hove seafront and esplanade. Langdale Gardens has a great community feel and hosts a street party in summer. To the other side of New Church Road is Richardson Road with a local community of shops, businesses include an independent barbershop, butchers, organic green grocers, bakers, Drury's coffee house, Curiosity Deli, hairdressers, beauticians and chiropract.

Hove promenade is less than a minute away while along leafy New Church Road there is an abundance of nurseries and well regarded schools here and in nearby areas which attracts young families There is also 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 south coastal towns and villages. The property is approximately 1.4 miles in distance from Hove station and less than a mile to Aldrington station.

Approach

This attractive red brick Edwardian property enjoys box bay fronted elevations under a tiled roof with a gated front garden. Beautifully established with mature shrubs and bushes, the lawned front garden has a tiled pathway that leads to the property's original timber framed front door.

Accommodation

Once inside the property, the impressive turning hallway is warm and inviting with dark stained real wood floors, high ceilings, and a stunning panelled staircase rising to the first floor. It's here you'll appreciate the character and charm of this property in its originality and layout.

Generously proportioned, the grand sitting room has fantastic ceiling height, and a large box bay sash windows to the front, over looking the enclosed front garden. Dark stained real wood floors proceed and there's a beautiful period, working fireplace with stunning tiled inserts.

With A full height multi pane door and windows to the rear garden, the dining room sits across the hall and is equally as grand, with a decorative fireplace and real wood floors continued.

Having been extended , the spacious kitchen breakfast room has ample room for a large dining table and chairs, and is lovely and bright with a dual aspect and a side access door. Having a rustic feel and being laid to vinyl flooring, the kitchen comprises a range of painted wood wall and base units with a solid granite work surface and tiled splash back. There's space for a range style cooker, washing machine and a dishwasher.

The grand turning staircase rises to the first floor galleried landing with double height ceiling, and gives access to four bedrooms and the family bathroom.

Bedroom one enjoys a westerly aspect with a large box bay window overlooking the tree-lined street, having neutral carpeting and ample built in storage. Bedroom three sits adjacent and is a spacious double room with an original built in alcove cupboard, and enjoys direct access to a west facing balcony.

Bedroom three sits at the rear of the property and is another generous double bedrooms with natural carpeting and a pleasant outlook over the rear garden, with bedroom four a large single or office the same outlook.

With original sash windows, the family bathroom is spacious and laid to vinyl flooring, comprising a panelled bath with telephone style taps and hand held attachment, a pedestal wash basin and WC.

Outside

Accessed via both the dining room and kitchen breakfast room, the garden is a good size. Wall enclosed with a large lawn and mature shrub borders with a paved patio area providing space for table and chairs. There's useful gated side access to the front of the property.

Additional information

EPC rating: D

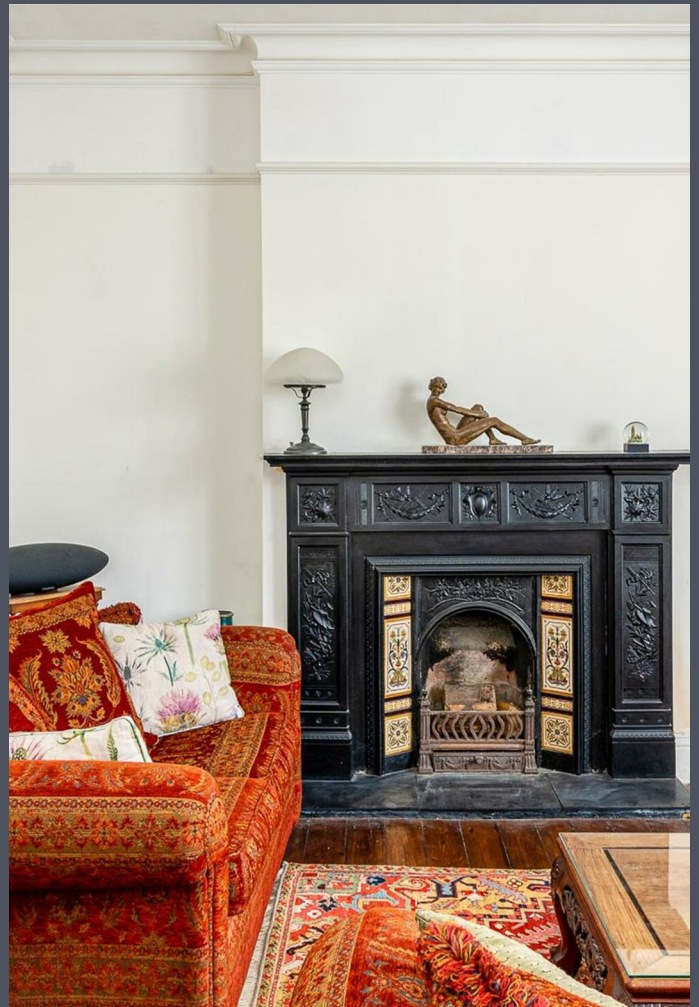
Internal measurement: 1,786 Square feet / 166 Square metres

Tenure: Freehold

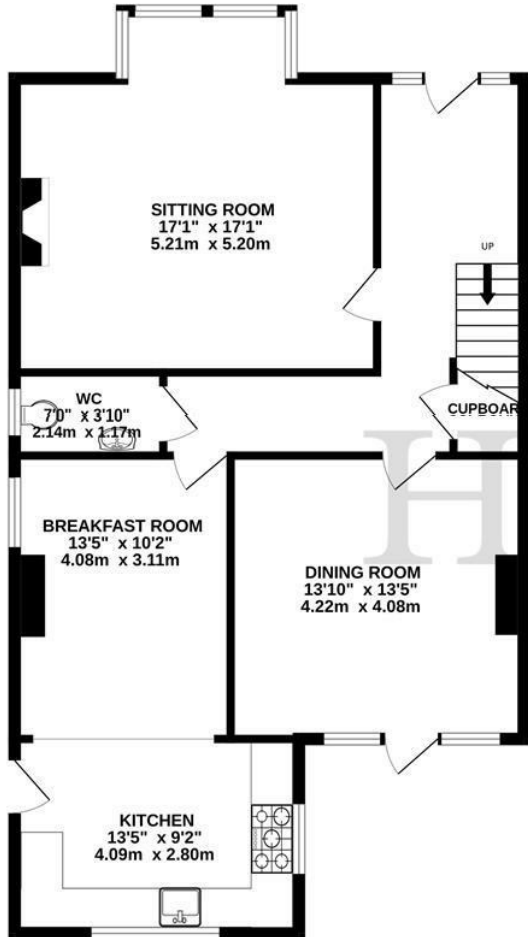
Council tax band: F

Parking zone: W

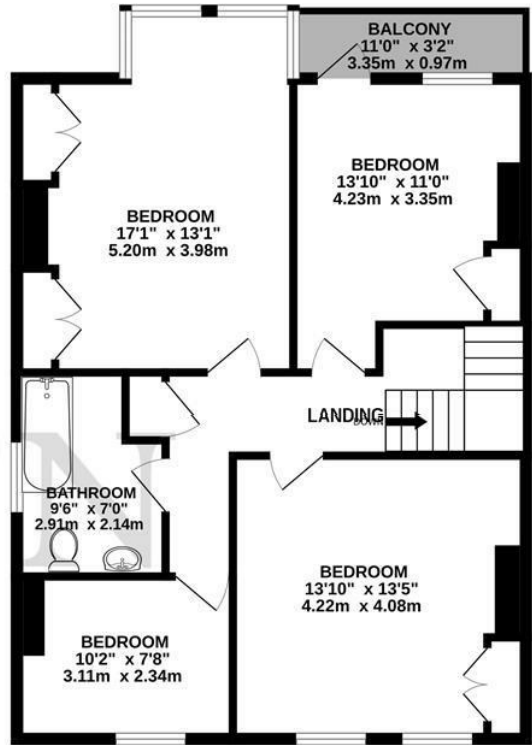




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA: 1787sq.ft. (166.0 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.
Made with Metropix ©2023



19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



VERY IMPORTANT NOTES - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.