



Raphael Road, Hove

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# Raphael Road, Hove, East Sussex, BN3 5QP

This stunning Edwardian restoration is situated on the highly desirable Raphael Road, and has attractive red brick and bay fronted elevations.

Seamlessly blending classic charm with contemporary elegance, the property enjoys a tasteful Farrow & Ball colour drenched interior with complimentary colour accents throughout. Step inside and be greeted by an abundance of period features with stunning stain glass windows, real wood floors and decorative fireplaces, that add character and warmth to this truly inviting family home.

Thoughtfully reconfigured, this property has a wonderful working layout that maximises space and light. The bay fronted sitting room is wide with shutter dressed windows and a cosy log burning stove; beautifully framed with stain glass windows either side. The current owners' meticulous attention to detail and design, makes even the shower room a work of art with stunning tiled surrounds and hidden utility space.

The impressive open plan kitchen dining family room boasts a dual aspect and is flooded with natural light via floor to ceiling bi-fold doors; whilst the green earthy tones of the modern kitchen really bring the outside in. With space to cook, dine and lounge, this really is the hub of the home - a great social/family space.

A turning staircase rises to the first floor landing that gives access to four double bedrooms, a spacious study and characterful family bathroom with separate WC. The incredibly well done loft extension, accommodates an impressive, versatile room that spans the entire depth of the house, enjoying beautiful leafy green garden views. Plumbing is already installed should you decide to make this your principle bedroom and add an en-suite.

Fence enclosed and private, the rear garden is very well established with mature trees and shrubs to border, with a decked sun terrace and useful gated side access.

## Location

Raphael Road is situated North of New Church Road and is just around the corner from Richardson Road where you can find local butchers, coffee shop, beauty rooms and general store, to name a few. A more comprehensive range of shops are also close by in Portland Road, along with regular bus services giving direct access to Hove's George Street, Church Road thoroughfare, and Brighton city centre.

For commuters, there is a choice of main line train stations close by. Hove Station is 0.9 miles away, and Aldrington, just 0.9 miles. Both have direct links to London Victoria. Within the area, there are many parks and recreational spaces, as well as a selection of excellent nursery, primary and secondary schools.

Hove Lagoon is within easy reach, and the new Hove Beach Park, which is currently under construction, will provide opportunities for socialising, sport and relaxation.

## Additional information

EPC rating: D

Internal measurement: 2,306 Square feet / 214 Square metres

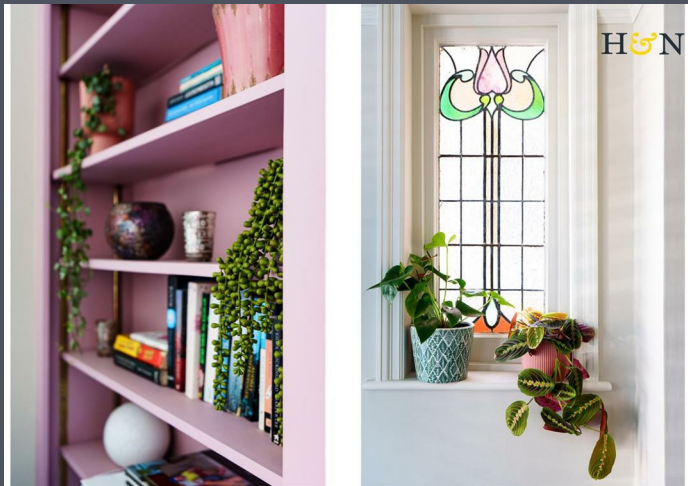
Tenure: Freehold

Council tax band: E

Parking zone: W

**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.

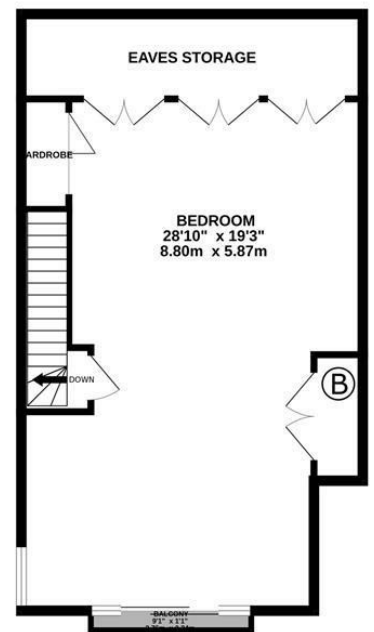
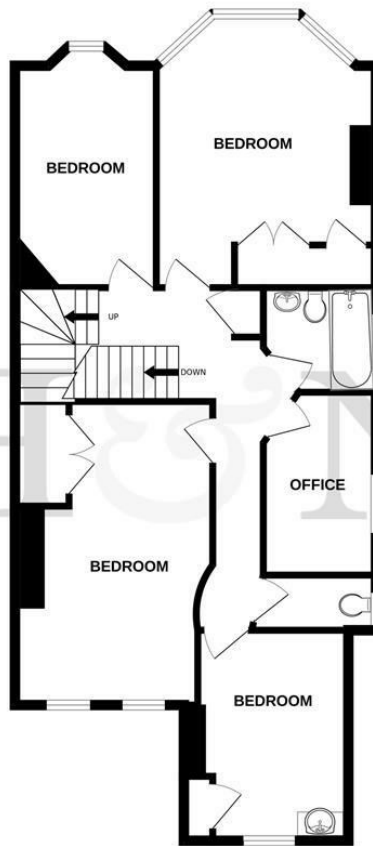




GROUND FLOOR  
875 sq.ft. (81.3 sq.m.) approx.

1ST FLOOR  
804 sq.ft. (74.7 sq.m.) approx.

2ND FLOOR  
628 sq.ft. (58.3 sq.m.) approx.



TOTAL FLOOR AREA : 2306 sq.ft. (214.2 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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