

H&N



Carlisle Road, Hove

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# Carlisle Road, Hove, BN3 4FQ

**\*\*Guide Price £1,500,000 to £1,600,000\*\***

A grand Edwardian house with five spacious bedrooms and two bathrooms, located on the highly regarded Carlisle Road that is only moments from the seafront. This property is perfect for families seeking both space and comfort, there are two reception rooms, a kitchen diner and conservatory on the ground floor. Throughout the property, you will find it beautifully presented and retaining many original features, including an exquisite balustrade, stunning stained glass windows, intricate coving and ceiling roses, all of which add to the character and charm of this beautiful home.

To the front of the property there is off road parking with space for two vehicles and an electric car charging point. Gated access leads to the delightful rear garden with outbuildings that include an studio/office and workshop.

This semi detached house has well-proportioned rooms and a wealth of period features including tiling and stained glass to the front door and original windows, there is also dado and picture rails in addition to original coving and carpentry. This residence boasts an exceptionally welcoming entrance hall that has a door to the ground floor cloakroom, an alcove for hanging coats and under stair storage. The two inviting reception rooms both have fireplaces with log burners, in the front room there is a feature arch with an original leaded stained glass window to one side and bay window with fitted blinds.

In the heart of the home is the kitchen with views over the rear garden and a space to dine with two south facing sash windows, a wonderful setting for entertaining. The conservatory has Bi-fold doors opening to the patio which is laid in Sussex brick, peaceful views across the garden can be enjoyed from this room.

On the first floor there are three good size bedrooms and one of two well-appointed spacious bathrooms. A turning staircase rises to the second floor landing and natural light flows through the original stained glass windows, there is a deep storage cupboard housing the boiler and a further two double bedrooms on this level, both with far reaching views.

This delightful home on Carlisle Road is not just a property; it is a lifestyle choice, combining the grace of Edwardian architecture with the practicality of modern amenities. It is a rare find in Hove, promising a warm and welcoming environment for its new owners.

## Garden and Grounds

This property has an exceptionally well designed front garden, mainly laid to Sussex brick with

space for two vehicles and with a convenient electric car charging point, a valuable asset in this desirable area.

The rear garden measures approximately 60ft 11" x 27ft 26" (18.32m' x 8.26m). There is a lawn area with raised floral borders either side, a mature olive tree and Sussex brick paved patio with path leading to a versatile studio which could be used as a creative space, office or gym.

There is a separate door to a utility room with space and provision for a fridge and freezer, this useful outbuilding also offers ample opportunities for hobbies or additional storage. In addition, there is a glass house which is glazed to three sides and has a southerly aspect, ideal for growing plants. This delightful and secluded garden is enclosed by an original brick wall with added trellis for climbing plants, there is a water tap, log store and external electric socket, a side gate provides convenient access to the front of the property.

## Location

Carlisle Road is an attractive, wide tree-lined street and one of Hove's most sought after locations leading south from New Church Road to Hove seafront, in addition, to local shops around the corner in Richardson Road – a barbers, grocers and butchers to name a few. St Christopher's and West Hove schools are also within close proximity. Regular buses serve the area affording access to all parts of the city, Hove mainline train station is approximately 1.2 miles in distance and Aldrington train station less than a mile.

## Additonal Information

EPC rating: E

Internal Measurement: 2,292 Sq ft / 213 Sqm

Tenure: Freehold

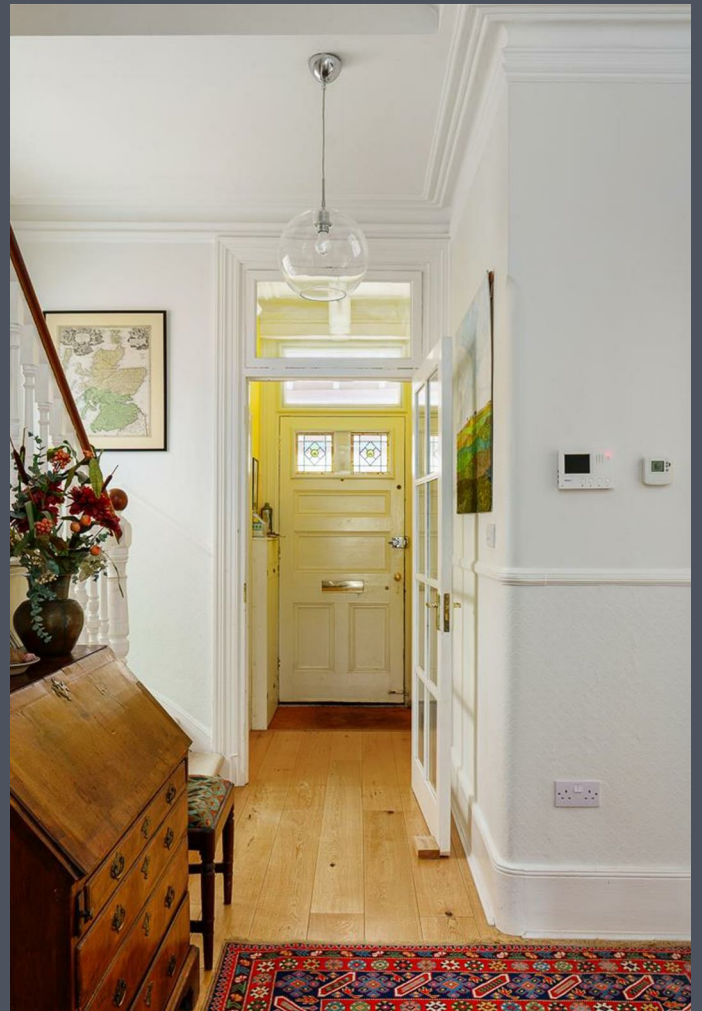
Council tax band: F

Parking zone: R







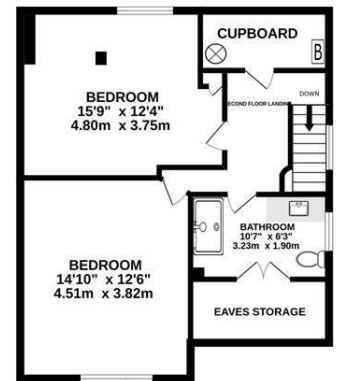
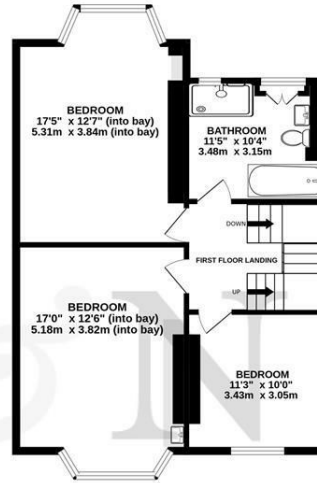
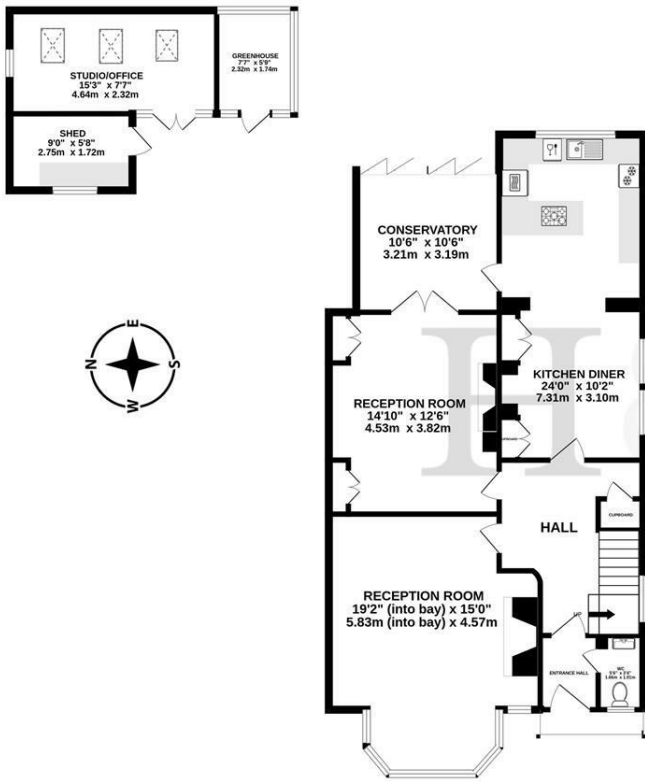




GROUND FLOOR

1ST FLOOR

2ND FLOOR



(MEASUREMENTS INCLUDE OUTBUILDINGS)

TOTAL FLOOR AREA : 2402 sq.ft. (223.2 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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