



H&N

Carlisle Road, Hove

£1,500,000

HEALY
& NEWSOM

EST. 1990



Carlisle Road, Hove, BN3 4FP

Carlisle Road, Hove is a prime residential address with this exquisite house boasting a rare character with period features that will transport you back in time. With over 2,000 square feet of living space spread across three floors, this family home offers generous accommodation for all your needs.

This well appointed period property has an established rear garden with gated access, established floral borders and external storage.

As you step inside, you'll be greeted by two reception rooms that are perfect for entertaining guests or simply relaxing with your loved ones. The large kitchen is a chef's dream, while the conservatory provides a tranquil space to enjoy your morning coffee or unwind after a long day.

With five bedrooms and two bathrooms, there's plenty of room for the whole family to spread out and make this house their own. The established front and rear gardens offer a peaceful retreat from the hustle and bustle of everyday life, perfect for enjoying a sunny afternoon or hosting a barbecue with friends.

Located by the seafront, this property not only offers a wonderful community to be a part of but also provides easy access to the beach for leisurely strolls or picnics by the sea. The vendor is suited, making the process of making this house your home a smooth and hassle-free experience.

Don't miss out on the opportunity to own a piece of history with modern comforts. This house on Carlisle Road is more than just a property, it's a place where memories are waiting to be made.

Outside

The delightful rear garden is a real sun trap in the summer, with gated side access, this peaceful space has seating areas, a shaped lawn and established floral borders with mature shrubs.

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 and Lawns. In addition to local shops around the corner in Richardson Road – which includes barbers, hairdressers, grocers, butchers and coffee shop, there is also the main Hove high street less than a mile away. Regular buses serve the area affording access to all parts of the city, and both Hove and Aldrington train station are approximately a mile in distance.

Local education establishments:

Primary: St Andrew's, Cottesmore, West Hove

Secondary: Cardinal Newman and BHASVIC Sixth Form, Hove Park School and Sixth Form, West Hove

Private: Brighton Girls, Brighton College, The Drive

Prep School: St Christopher's.

Additional Information

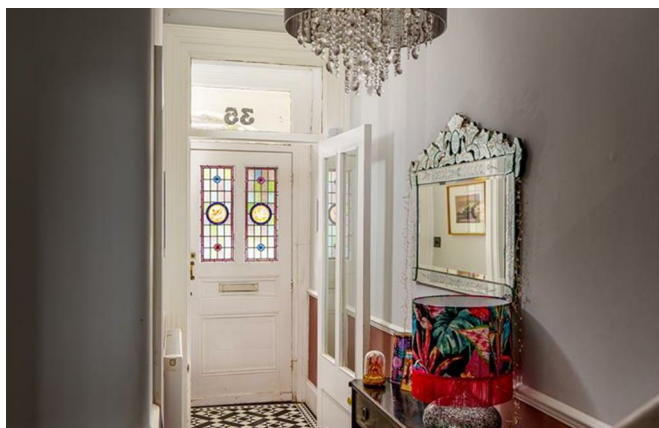
EPC rating: D

Internal approximate measurement: 2,169 Sqft / 201.5 Sqm

Tenure: Freehold

Council tax band: F

Parking zone: R



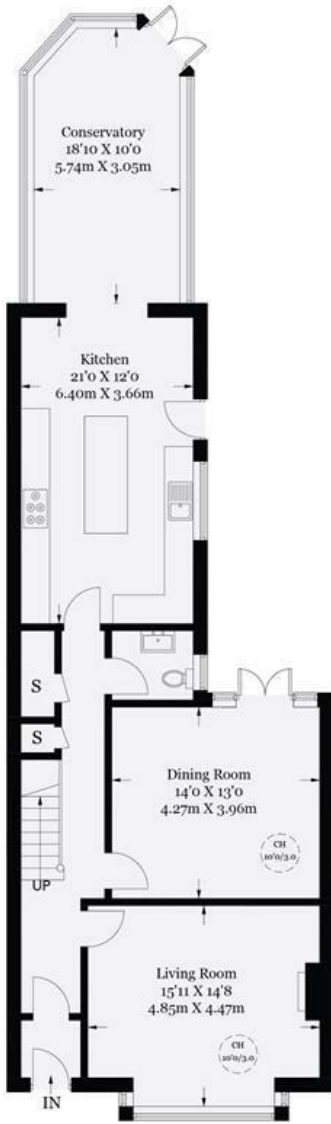
VERY IMPORTANT NOTES - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes 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.



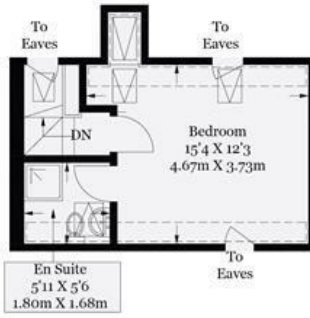


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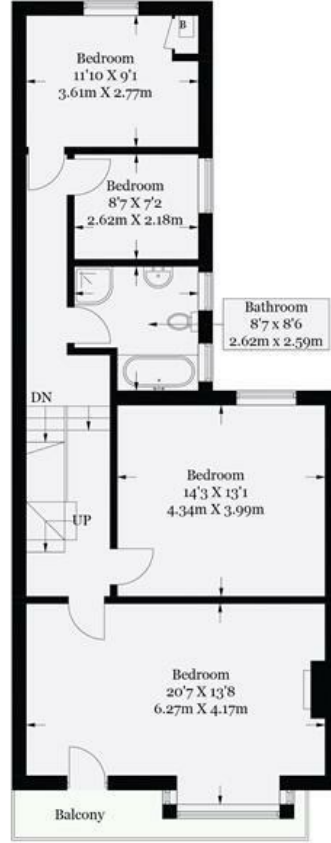




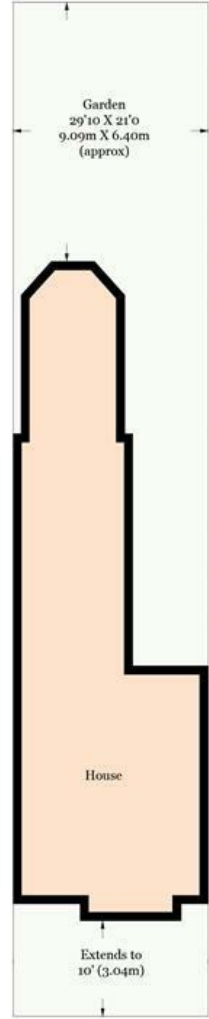
Ground Floor
1063 sq ft / 98.8 sq m



Second Floor
249 sq ft / 23.1 sq m



First Floor
857 sq ft / 79.6 sq m



Site Plan

APPROXIMATE GROSS INTERNAL AREA
2169 SQ FT / 201.5 SQ M
INCLUDING LIMITED USE AREA OF
84 SQ FT / 7.8 SQ M

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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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→	Measuring Points	CH	Ceiling Height
S	Storage Cupboard	T	Hot Water Tank
W	Fitted Wardrobes	FF	Integrated Fridge / Freezer
⚡	Garden Shortened for Display	⬜	Head Height Below 1.5m
☒	Skylight	B	Boiler



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