



Raphael Road, Hove

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EST. 1990



Raphael Road, Hove, East Sussex, BN3 5QQ

An exquisite detached three double bedroom house, a beautifully presented home which is move-in ready, making it an ideal choice for families or those seeking a spacious retreat.

On the ground floor are two reception rooms, a shower room and open plan kitchen breakfast room with doors to the delightful west facing rear garden. Upstairs is a gallery landing, spacious bathroom and three bedrooms. A rare find, combining spacious living areas, modern amenities, and the potential for future expansion, all within a desirable location. Don't miss the opportunity to make this stunning property your new home.

Upon entering, you are welcomed by spacious entrance hall and a front reception room which exudes warmth and character, perfect for entertaining guests or enjoying quiet evenings. The heart of the home is the expansive open-plan kitchen breakfast room and second reception room, which boasts delightful views over the landscaped west-facing rear garden and varnished floorboards throughout. This inviting space is perfect for family gatherings, dining and entertaining.

The property features two well-appointed bathrooms, a convenient ground floor wet room and a first-floor bathroom complete with both a shower and a bath, catering to all your family's needs. The three generously sized double bedrooms all have fitted wardrobes, providing ample storage space and convenience. There is a spacious gallery landing and for those with aspirations of further development, there is potential to extend into the loft, allowing you to tailor the home to your specific desires.

Grounds and Garage

This home has a driveway for off road parking and a garage with a remote controlled electronic door, providing secure parking. The garage is partitioned to provide a workshop area which can also be accessed from the rear of the property.

The charming landscaped front garden has natural sandstone paths leading to the front door and the gated side access, there are shaped floral borders and mature shrubs. In the beautiful west facing rear garden, there is a patio with a continuation of the natural sandstone and a step up to the lawn that is surrounded by well designed borders. The garden has a wonderful selection of structural plants, perennials, annuals and shrubs with various flowering seasons. The excellent selection of ornamental trees include a mature Magnolia tree and evergreen Eucalyptus tree, providing privacy and colour all year around.

Location

Raphael Road is ideally positioned for well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Hove Station (0.9 miles in distance) and Aldrington station (0.4 miles away), both have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas including Stoneham Park and Wish Park, Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away.

Just around the corner is the local Richardson Road parade of shops that include a Morrison's mini market, butchers, organic grocers, coffee shops, beauty rooms and barbers, a comprehensive range of nearby shops can also be found at the end of the street in Portland Road. There is easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre.

Additional Information

EPC rating: D

Internal measurement: 136 Square feet / 1,408.25 Square metres

Tenure: Freehold

Council tax band: E

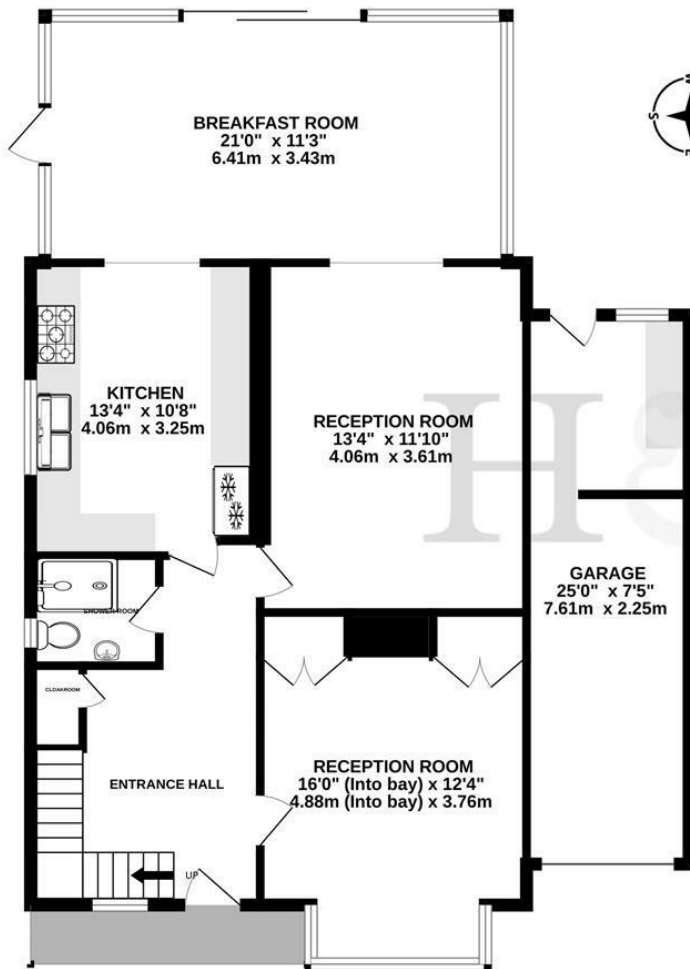
Parking zone: W

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.

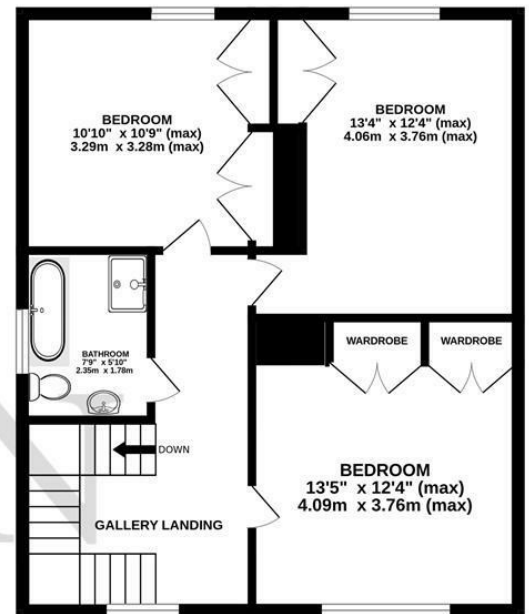




GROUND FLOOR



1ST FLOOR



TOTAL FLOOR AREA : 1690 sq.ft. (157.0 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.

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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

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



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