



Livingstone Road, Hove
Guide price £525,000 to £550,000

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Livingstone Road, Hove, BN3 3WN

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Situated in the desirable Poets Corner district of Hove, this delightful bay-fronted Victorian terraced house, built in 1880, offers a perfect blend of period charm and modern living. Spanning an impressive 1,022 square feet, the property is well-presented throughout, showcasing beautiful real wood floors, a working period fireplace, and elegantly dressed windows with shutters.

The accommodation is thoughtfully arranged over three floors, providing a versatile layout that can easily adapt to your needs. The generous kitchen is contemporary in design with ample space for a breakfast table with its quaint window seat, and enjoys all mod cons. The separate utility area at the rear of the property keeps laundry hidden away and also gives access to the rear garden. This level is ideal for both cooking and entertaining, while the two entry points to the property enhance convenience and accessibility.

The first floor accommodates two double bedrooms; the principle with bespoke fitted wardrobes and cabinetry and a bright dual aspect, whilst bedroom two, a further double room, enjoys pleasant garden views.

One of the standout features of this home is the larger-than-average garden, which benefits from both morning and afternoon sun, making it a perfect retreat for relaxation or outdoor gatherings. With potential for extension, subject to necessary consents, this property offers exciting possibilities for those looking to personalise their living space.

Location

Livingstone Road is situated in the popular Poets Corner district of Hove, within easy reach all of the local amenities on Blatchington Road, as well as Hove train station for those that need to commute. Church Road's main thoroughfare with its cafes, wine bars and bohemian shops is also close by. The seafront is easily accessible and there are very good transport links to London, as well as bus routes affording access to Brighton city centre and surrounding areas.

Additional information

EPC rating: D

Internal measurement: 1,022 square feet / 95 square meters

Tenure: Freehold

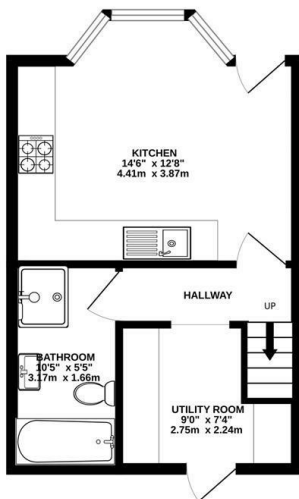
Council tax band: C

Parking zone: N

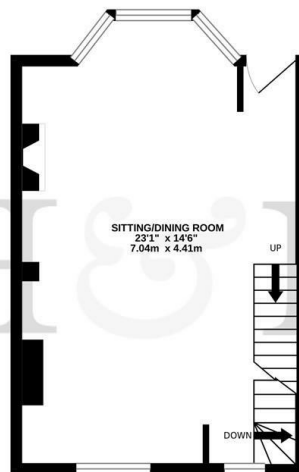




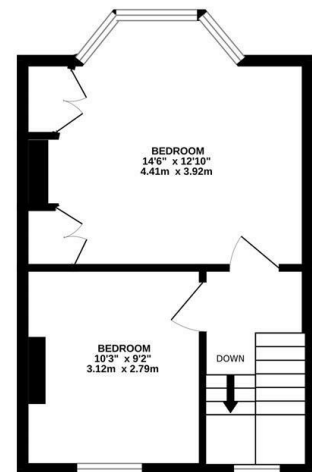
LOWER GROUND FLOOR



RAISED GROUND FLOOR



1ST FLOOR
309 sq.ft. (28.7 sq.m.) approx.



TOTAL FLOOR AREA: 1022sq.ft. (94.9 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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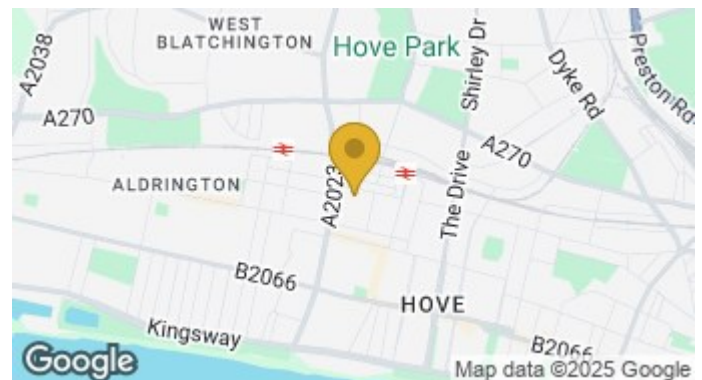


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