

H&N



Carlisle Road, Hove

Guide price £600,000

HEALY
& NEWSOM

EST. 1990







Carlisle Road, Hove, BN3 4FQ

A charming two double bedroom, ground floor garden flat offering a delightful blend of period features, spacious accommodation, high ceilings and natural light throughout. With its prime location in Hove, residents will benefit from easy access to local amenities, parks and the stunning coastline. This property is a rare find and is sure to appeal to those looking for a harmonious blend of indoor and outdoor living.

A very attractive property with an original Minton tile path leading to the Victorian period front door. Inside, a generous entrance hall boasts two storage cupboards, while the exposed varnished floorboards flow seamlessly into the inviting living room. This impressive space is enhanced by high ceilings adorned with period cornice and an original solid marble fire surround, complemented by fitted shelving on either side of the chimney. The feature bay window, with its original coloured glass, provides lovely views over the well-tended front garden, which is included with the property.

The first double bedroom is a true retreat, featuring double glazed doors that open to the private patio and rear garden. It is equipped with a range of fitted wardrobes and a charming original fire surround, along with additional mezzanine level storage for added convenience. The second bedroom is equally bright, boasting a south-facing double glazed window and another decorative original fireplace. The contemporary bathroom is fully tiled and features a shower bath with a mixer shower, ensuring a relaxing space. The kitchen diner, located at the rear of the property, offers delightful views and direct access to the beautifully landscaped rear garden. It is fitted with modern units, including an integrated dishwasher and a five-ring range cooker, making it a perfect space for culinary enthusiasts. The building itself has been exceptionally maintained, featuring a new roof and a freshly redecorated exterior.

One of the standout features of this property is the exceptional walled rear garden, which serves as a serene outdoor oasis. Surrounded by beautifully arranged floral beds filled with mature lilac and rose bushes, the garden is a true retreat from the hustle and bustle of daily life. The central shaped lawn provides a perfect spot for relaxation, while the patio and decked seating areas offer ideal spaces for al fresco dining or simply soaking up the sun.

Location

Carlisle Road is a tree lined street leading from New Church Road in a southerly direction to the beach. Nearby is Richardson Road with a local community of shops and businesses that include an independent barbershop, butchers, green grocers, Drury coffee house, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community, there are also comprehensive shopping facilities found in Boundary Road and Church Road. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increase biodiversity. Wish Park with its café and local activities is very close and Hove Lagoon on the seafront is also nearby, where there is a range of water sport activities to be found.

The main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and south coastal towns and villages. Hove station is approximately 1.2 miles in distance, for those needing to commute and regular bus services are situated at the end of the road, providing access to all parts of the city and beyond.

Additional Information

(Outgoings as advised by our client)

EPC rating: D

Internal measurement: 73.1 Square metres / 786 Square feet

Tenure: Share of Freehold - Lease 999 years

Maintenance charges: 50% split of any outgoing with first floor flat, self managed.

Buildings Insurance: £330 per year

Council tax band: C

Parking zone: R





CARLISLE ROAD

Hove

Approximate Gross Internal Area

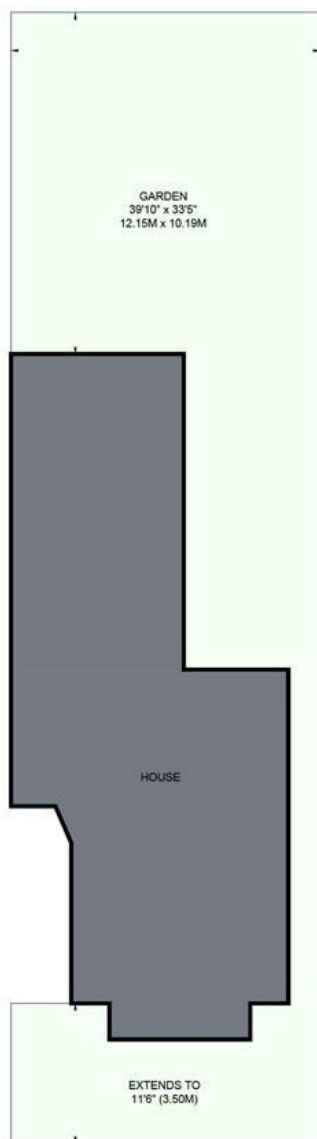
73.1 sq m / 786 sq ft

Including Limited Use Area Of

1.7 sq m / 18 sq ft



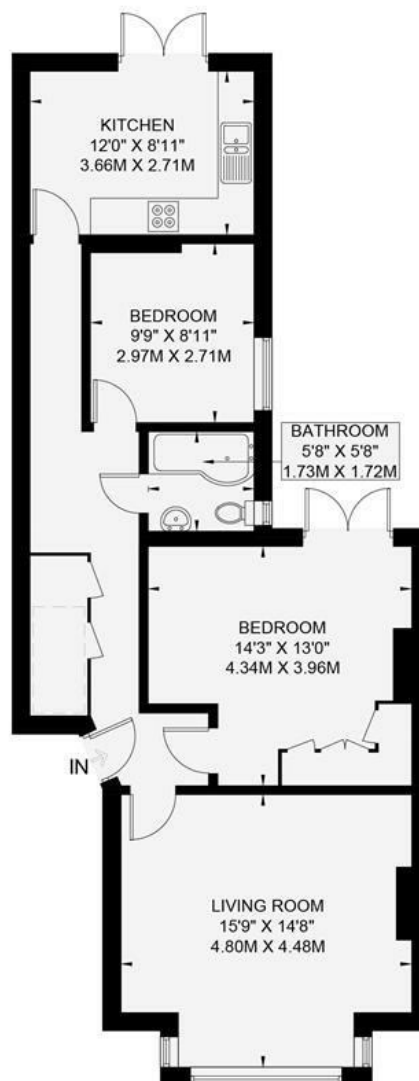
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Site Plan

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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Ground Floor
73.1 sq m / 786 sq ft



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