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Titian Road

Hove, BN3 5QR

Offers over £875,000

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# Titian Road, Hove, BN3 5QR

A very well presented, detached late 1920s house, situated in a highly desirable Hove location. Tastefully modernised and styled throughout, the property offers bright and spacious accommodation arranged over two floors.

Comprising a bay fronted sitting room and separate dining room, contemporary kitchen and utility with conservatory and downstairs cloakroom, three double bedrooms and a family bathroom.

Furthermore, the property enjoys a beautifully manicured rear garden with secure gated side access, and the potential for further enlargement subject to necessary consents.

## Location

Titian Road is in a highly desirable area, it is situated North of New Church Road near to Richardson Road where you can find a local butchers, coffee shop, organic green grocers, beauty rooms, newsagents and more. A more comprehensive range of shops can be found close by in Portland Road, along with regular bus services giving direct access to Hove's George Street, Church Road thoroughfare and Brighton city centre. For the commuters there is a choice of main line train stations just under a mile away in Victoria Road, Portslade and Hove Station which is little over a mile in distance; both have direct links to London Victoria. Within the area there are many parks and recreational areas and of course Hove seafront and lagoon where you can enjoy sea front walks and water sports. There is also a selection of local, nursery, primary and middle schools in the area.

## Accommodation

Approached from level ground, the neat walled front garden and pathway leads up to the property's 1920's style UPVC front door.

Once inside the property, you'll immediately notice the crisp clean lines and tasteful muted grey décor. Laid to high end Amtico flooring with antique pine doors and brass furniture. The spacious entrance hall gives access to all principal ground floor rooms including a downstairs utility and WC with a turning staircase that rises to the first floor.

Enjoying a large box bay window and bright westerly aspect, the living room is a great size with a pleasant outlook, plush grey carpeting and contemporary stone fireplace. The dining room overlooks the conservatory and beautifully manicured garden in turn and provides ample room for a dining table and chairs.

Accessed via timber framed, double glazed French doors, the conservatory or sun room is laid to ceramic tiling with rendered sides and heating; for use all year round. Double doors lead onto the patio area.

Contemporary in design, the kitchen is sleek and modern; comprising a comprehensive range of Pavillion gloss wall and base units with a Quartz work top,

matching upstand and splashback. There's an undermounted one and a half bowl composite sink and integrated dishwasher, fridge and freezer, with high end Neff appliances to include an induction hob and stacked 'slide and hide' oven and combi oven. A door provides side access to the rear garden and front of property.

To the first floor, a large picture window floods the landing with light, and leads to three double bedrooms and the family bathroom.

The principal bedroom sits at the front of the property with a bay window and westerly aspect. Laid to plush grey carpet, there's ample built in wardrobes space and an original pretty, decorative fireplace.

Bedrooms two and three sit at the rear of the property; both are doubles and enjoy a pleasant view over the leafy green rear garden.

With soft grey tiled surrounds, the family bathroom is contemporary and spacious with underfloor heating. Comprising a panelled bath with shower over, a large square sink and vanity unit, low level Eco flush WC and a heated towel rail.

## Garden

Accessed via both the the conservatory and kitchen, the rear garden is original wall enclosed and a beautifully landscaped space with a paved patio area and plush lawn. There are mature tree, shrubs and flowers in sleeper beds to border and a rear raised patio with shed and green house.

Secure gated side access leads to the front of the property.

## Additional information

EPC rating: D

Council tax: E

Parking zone: W

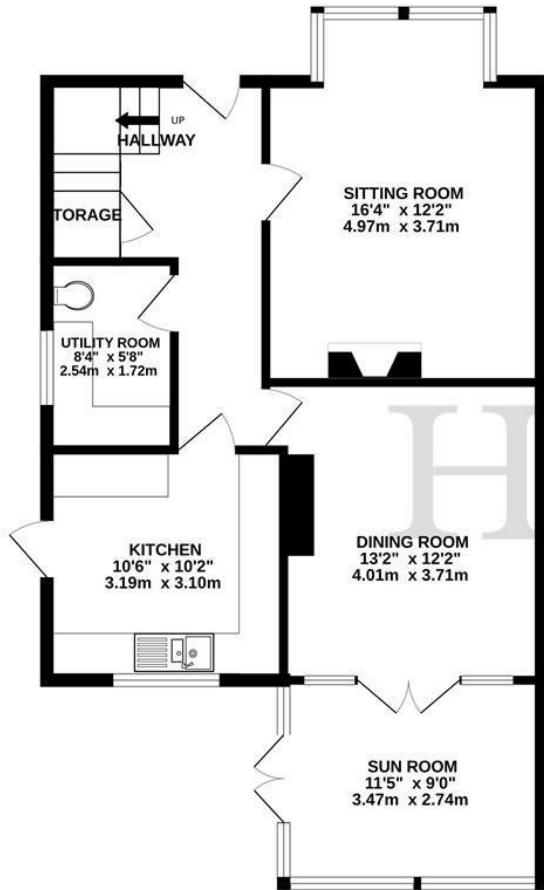
Tenure: Freehold

Internal measurement: 117.7 Square metres / 1,267 Square feet

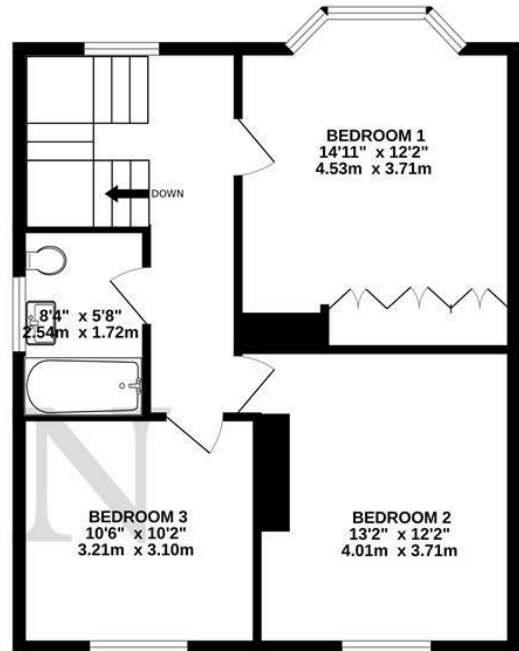




GROUND FLOOR  
692 sq.ft. (64.3 sq.m.) approx.



1ST FLOOR  
575 sq.ft. (53.5 sq.m.) approx.



TOTAL FLOOR AREA: 1267 sq.ft. (117.7 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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