

37 Langdale Road

Hove, BN3 4HR

Asking price £1,200,000

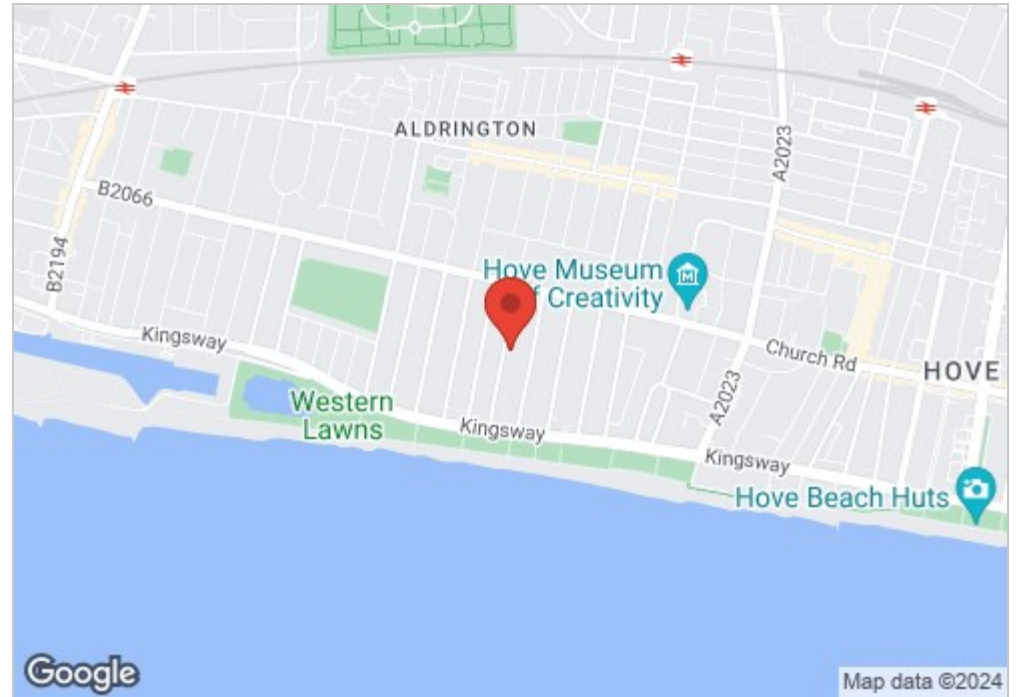
A substantial and most attractive 5 bedroom semi-detached Edwardian home of considerable character, situated in this highly regarded location between New Church Road and Hove seafront and adjacent to the local shops in Richardson Road.

This residence has distinctive red and cream brick elevations relieved by an ornate first floor balcony, pitched gable and established front garden. The property provides light and generously proportioned living space arranged over three floors making this a particularly comfortable and versatile family home, the whole of which is exceptionally well-presented throughout.

On the ground floor the traditional layout remains with 2 separate reception rooms accessed from a very spacious reception hallway, featuring the original stained glass door and window and a turned staircase leading to the upper floors. The living room has a bay window onto the front garden and high ceilings whilst the separate dining room and kitchen open onto the rear gardens and so all offer a pleasant outlook.

The feeling of light and space continues over the upper floors with 3 double bedrooms and a single bedroom/office leading onto the balcony plus a large bathroom on the first floor. The second floor comprises a master suite with a feature exposed brick wall and generous bedroom, dressing room and bathroom. There is also extensive valuable storage space.

Worthy of special mention is the attractively landscaped level walled rear garden, which enjoys a sunny southerly aspect from the side elevation and 2 brick outbuildings. Early viewing is highly recommended by the owner's sole agents.



- Substantial Edwardian home
- Sought after location between New Church Road and seafront
- Light and expansive space over three floors
- Attractive walled rear garden
- Attractive red and mellow brick façade
- Exceptionally spacious and comfortable living accommodation
- Stunning large master bedroom suite
- Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales	EU Directive 2002/91/EC	

LANGDALE ROAD

Approximate Gross Internal Area = 207.25 sq m / 2230.82 sq ft

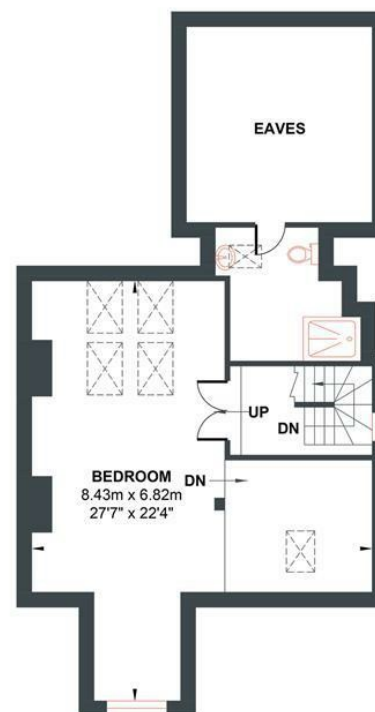
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR
Approximate Floor Area
761.0 sq ft
(70.70 sq m)



FIRST FLOOR
Approximate Floor Area
761.0 sq ft
(70.70 sq m)



SECOND FLOOR
Approximate Floor Area
675.75 sq ft
(62.78 sq m)



OUTBUILDING
Approximate Floor Area
33.04 sq ft
(3.07 sq m)

