



# 10 Pembroke Crescent

Hove, BN3 5DH

**Offers in excess of £1,650,000**

A beautiful five-bedroom, four-bathroom semi-detached home nestled in the sought-after Pembroke Crescent of Hove. Recently modernised to an impeccable standard, this residence seamlessly blends period charm with contemporary luxury across its expansive 2400 square feet.

Upon entering, you are greeted by the grandeur of a large bay-fronted lounge, featuring soaring ceilings and a striking feature fireplace, perfect for gatherings and moments of relaxation.

The heart of the home lies in its high-end charcoal kitchen, boasting Bosch integrated appliances, including steam and conventional ovens with a warming tray, all set against pristine white quartz worktops. A Quooker boiler water tap adds convenience, while a separate utility room enhances functionality. Bi-fold doors beckon you to step outside to the south-facing garden, where outdoor entertaining and tranquility await.

The ground floor has a beautiful herringbone oak flooring and underfloor heating throughout, providing warmth and sophistication in every step.

Upstairs there are five double bedrooms each accompanied by its own en-suite bathroom with luxurious marble tiles. This ensures comfort and privacy for every member of the household.

Outside, a shared driveway presents convenience, with potential to add off-street parking to the front of the home.

This property is being sold with no onward chain, offering a seamless transition for prospective buyers.

Situated in the coveted Pembroke Crescent, residents enjoy easy access to the beach and Hove station, allowing for a lifestyle of convenience and coastal charm.



- **\*\*Guide Price**  
£1,650,000 -  
£1,750,000\*\*
- **5 Bedrooms**
- **4 Bathrooms**
- **Separate Utility Room**
- **Recently Refurbished**
- **Semi-Detached**
- **Open Plan Kitchen**
- **Separate Living Room**
- **South Facing Garden**
- **No Onward Chain**

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

## PEMBROKE CRESCENT

Approximate Gross Internal Area = 228.0 sq m / 2454.17 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**GROUND FLOOR**  
Approximate Floor Area  
968.75 sq ft  
(90.0 sq m)

**FIRST FLOOR**  
Approximate Floor Area  
968.75 sq ft  
(90.0 sq m)

**SECOND FLOOR**  
Approximate Floor Area  
516.66 sq ft  
(48.0 sq m)

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All measurements are approximate

