



# Eaton Grove

Hove, BN3 3PH

Asking price £1,195,000

The property comes with a 12-year latent defects warranty and is ideally located within easy walking distance of Hove Station, Church Road, and Hove Seafront, making it a perfect “lock-up-and-leave” option.

The development was the result of a thoughtful negotiation with the local bowls club to acquire the rear garden and a successful planning appeal that allowed for dormers and rooflights on the second floor. This unique feature grants these mews properties rare front-and-rear windows, a spacious rear garden, and convenient front parking.

As a comprehensive conversion (rather than a mere refurbishment), the property meets the latest building regulation requirements. With the exception of the exterior brickwork and first floor joists, every element has been newly installed or meticulously rebuilt. A steel framework supports the ground floor's open-plan layout, while all windows are new, featuring slimline double glazing, and the roof has been completely replaced. The wooden bifold doors at the front, crafted from durable hardwood, are newly installed to ensure longevity.

The property is highly energy-efficient, achieving an EPC rating of C—a remarkable standard for a non-new build. Extensive insulation and a full MVHR (mechanical ventilation with heat recovery) system enhance indoor air quality, constantly refreshing the air while minimising heat loss. Wet underfloor heating on the ground and top floors, along with traditional radiators on the first floor, maintain comfort while preserving heritage charm. A relocated staircase now sits at the corner of the property, maximising space and allowing a beautiful light well.

Designed with modern living in mind, the first-floor utility room optimises convenience. The kitchen features premium Calacatta Cremo stone countertops, complemented by Neff N50 appliances, an induction hob, and a Lusso Stone boiling water tap, all crafted to the highest standards.

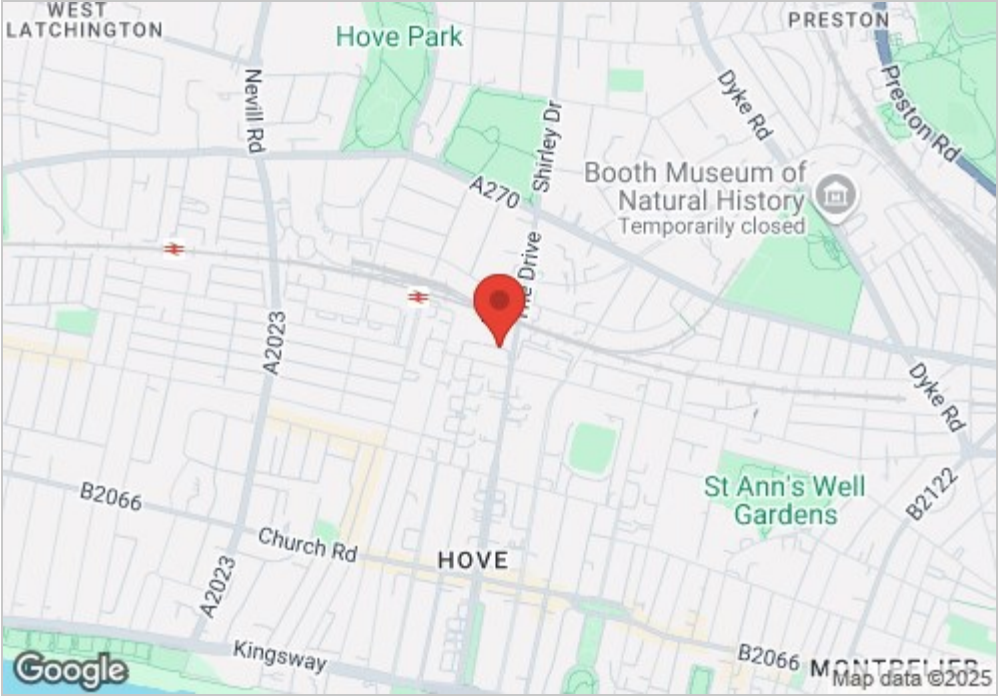
The property boasts an impressive specification, including new wiring, plumbing, individually designed bathrooms with designer fittings, and wide board engineered oak flooring on the ground floor. An oak staircase and oak doors throughout maintain a cohesive aesthetic. Flexible in layout, the bifold Crittall-style doors can separate or connect the kitchen, dining, and living areas.

A viewing is highly recommended to fully appreciate the space and the quality of the finish.

This one-of-a-kind home is ideally situated in a vibrant neighbourhood close to local shops, the beach, and Hove Station, offering fast and direct links to London and major airports. The city centre, parks, and popular shopping areas are also within easy reach, making this property a superb choice for those seeking a blend of heritage, convenience, and modern luxury.

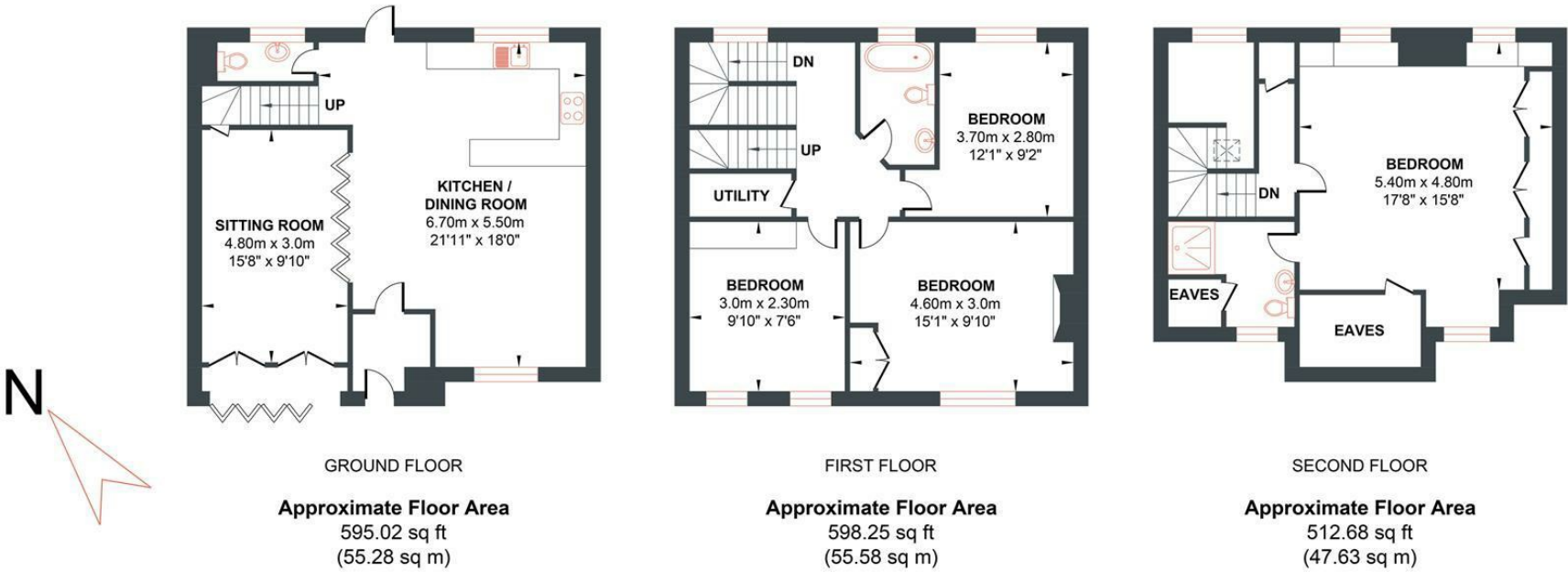
- Mews House
  - 12 Year Defects Warranty
  - 4 Bedrooms
  - Beautiful Kitchen
  - Close to Hove Station
- 1700 sqft
  - Amazing Finish
  - 2 Bathrooms
  - Parking
  - Garden

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		
England & Wales		
EU Directive 2002/91/EC		



## EATON GROVE

Approximate Gross Internal Area = 158.49 sq m / 1706 sq ft  
Illustration for identification purposed only, measurements are approximate, not to scale.



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