



20 Carlisle Road

Hove, BN3 4FR

Asking price £775,000

Occupying the entire ground floor of this attractive red-brick mansion house, this beautifully presented 2-bedroom garden flat offers 1,215 sq ft of stylish and versatile living space, perfectly located just moments from Hove seafront. With the promenade, Hove's popular padel courts, Babble restaurant, and Rockwater all within a short stroll, this home delivers the ideal combination of coastal living and city convenience.

From the moment you enter, the scale and elegance of this property is clear. The spacious bay-fronted living room is flooded with natural light and features a striking fireplace, high ceilings, and period detailing. It flows through to a bright dining area with French doors opening directly to the garden – perfect for entertaining and relaxed summer evenings.

The contemporary kitchen is fitted with sleek cabinetry, quality appliances, and a breakfast bar, all framed by garden views. Both bedrooms are generous doubles, with the principal bedroom enjoying a large bay window and plenty of floor space. The luxurious family bathroom offers a freestanding bathtub, a walk-in rainfall shower, and double sink vanity, creating a spa-like feel.

The west-facing garden is a real highlight, capturing the afternoon and evening sun. It's landscaped for low maintenance yet high enjoyment, featuring a paved seating area, mature planting, and a central pathway leading to an insulated summer house/home office – ideal for remote work, hobbies, or a gym. The garden also benefits from gated side access, making it practical for bikes, paddleboards, or beach gear.

At the front, the property offers off-street parking with an EV charging point – a rare find in this part of Hove.

- 1,215 sq ft of internal space

■ Two large double bedrooms

■ Insulated summer house/home office

■ Short walk to the beach, promenade, padel courts, Babble, and Rockwater

■ Modern kitchen breakfast room
- Entire ground floor of a handsome period building

■ West-facing garden with gated side access

■ Off-street parking and EV charging point

■ Stylish interiors with a blend of period charm and modern upgrades

■ Share Of Freehold

