



Lansdowne Road, Hove, BN3

£1,200,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Lansdowne Road, Hove, BN3

4 Bedrooms | 3 Bathrooms | 1-2 Living Rooms
1571 Sq Ft | Private Parking to Rear | Central Hove

Perfectly located for families, this contemporary family home sits on the border of St Ann's Well Gardens, with the beach, several popular schools and Seven Dials also on the doorstep. It has generous rooms spread over four substantial floors to include four/five beautiful double bedrooms, three bathrooms and a two generous reception rooms, one of which leads out to a private courtyard garden. From the principal bedroom suite, access to a balcony brings uninterrupted sea views to the south and there is off-street parking to the rear – a huge bonus in this part of the city.

Internally it has been expertly maintained with an immaculate finish using a stylish heritage palette throughout and only the finest quality fixtures and fittings. The versatile layout offers several options for families of all sizes and generational combinations, with space for an additional reception room, a home office or gym on the first floor. Naturally light with a southerly aspect, all windows have been fitted with plantation shutters bringing both form and function to each space, and all are double glazed adding warmth and complete quiet to this city centre home.





ocean

Exterior

Built just five years ago, this house confirms to the highest eco-design regulations, yet the grand stuccoed façade with deep box bay windows, is a modern echo of the townhouses in neighbouring Norfolk Terrace, where pitched mansard roofs with natural zinc finish, are in keeping with its presence within the conservation area.

Mature trees lining the road and floral front gardens soften the linear form of these town homes while creating a welcoming approach. To the rear, a private drive leads to a secure bike store and a secure parking space is allocated for this house, although resident parking permits for the surrounding streets are also easily accessible.

With a southerly orientation, not only are the townhouses filled with natural light, but solar panels gain maximum exposure to generate sustainable energy for the day-to-day running of the house. Timber framed double glazed windows ensure both thermal efficiency and draft exclusion, while internally, acoustic layers provide excellent sound insulation.





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Open Plan Kitchen Living Room

Ideal for seating the entire family, or for socialising with friends, the ground floor is open plan to include the bespoke Windmill Kitchen, a formal dining area and a snug for watching TV (or as a quiet space to study). The kitchen has seamless units in grey and a waterfall breakfast bar paired with worktops of composite stone, below which, the integrated appliances are Bosch. The room is illuminated by both recessed spotlights and pendant lighting, and the house has zoned underfloor heating below pale engineered oak.

From the dining area, French doors open to reveal the peaceful courtyard garden where you can dine alfresco. A rear gate provides easy access to the parking area and bike store, while allowing you to bring shopping, or muddy boots/buggies/paws through to the back, rather than traipsing them through the immaculate house.

First Floor Rooms: - Contemporary decoration, engineered oak flooring and quality materials continue up on the first floor and into the front bedroom which is ideal as a first floor sitting room so families can socialise independently of one another, or simply enjoy their own space from time to time. To the rear is bedroom one which has a wall of built in storage and tranquil garden views, and as the current owners have shown, it is a great space as a home office, guest bedroom and gym – completely interchangeable as needed.

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Second Floor

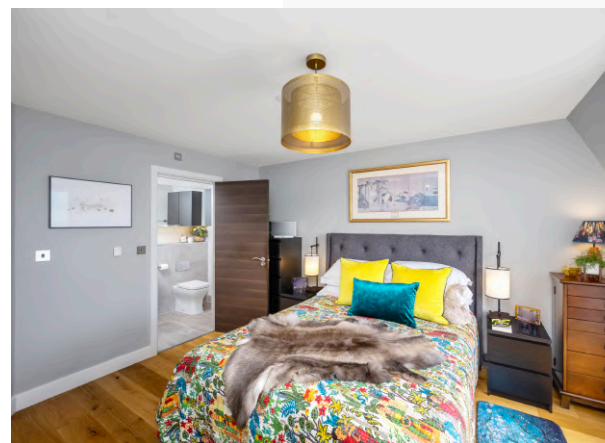
Elevated further on the second floor are two further double bedrooms; one with a chic, tiled en suite shower room, and the other with easy access to the family bathroom which is classically tiled in pale stone porcelain around a gleaming white bath suite. All bathrooms, both family and en suite, have spa-like qualities with Porcelanosa sanitaryware and large profile tiling throughout. The wet room showers have fixed glass walls and rainfall showerheads, and for those with a bathtub, there is an additional retractable handset, while the lighting is atmospheric with recessed LEDs within the alcoves and around the wall mirrors.



Principal Bedroom

As the crowning glory of this magnificent home, the principal bedroom suite enjoys panoramic views of the sea between the chimney stacks of the local historic landscape from its private south facing balcony. Receiving the sun all day, it is the perfect place for private sunbathing or stargazing at night with a cool drink after sunset. Inside, there is a vast amount of space for a seating or dressing area, while the en suite is luxurious, so you can tuck yourself away up here, in your sanctuary away from the hubbub of family life.





Vendor's comments

"Moving into a brand-new home was such a luxury – and it has been brilliantly economical for sound and heat insulation. It has another 5-years remaining on its 'New Homes' guarantee and we were particularly sold knowing it is a freehold property despite being part of a larger development. Parking in the city centre is a huge blessing as we never use the car at the weekend as we can walk everywhere. With the beach, park, Regency gardens and restaurants of Hove on your doorstep, there really isn't a better place to live in this city."



LOCATION GUIDE

Education

Primary: West Hove Primary, St. Andrew's CofE

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form: Varndean College, BHASVIC, Newman College

Private: Brighton College, St Christopher's School, Brighton Girls, Lancing College

Location Guide

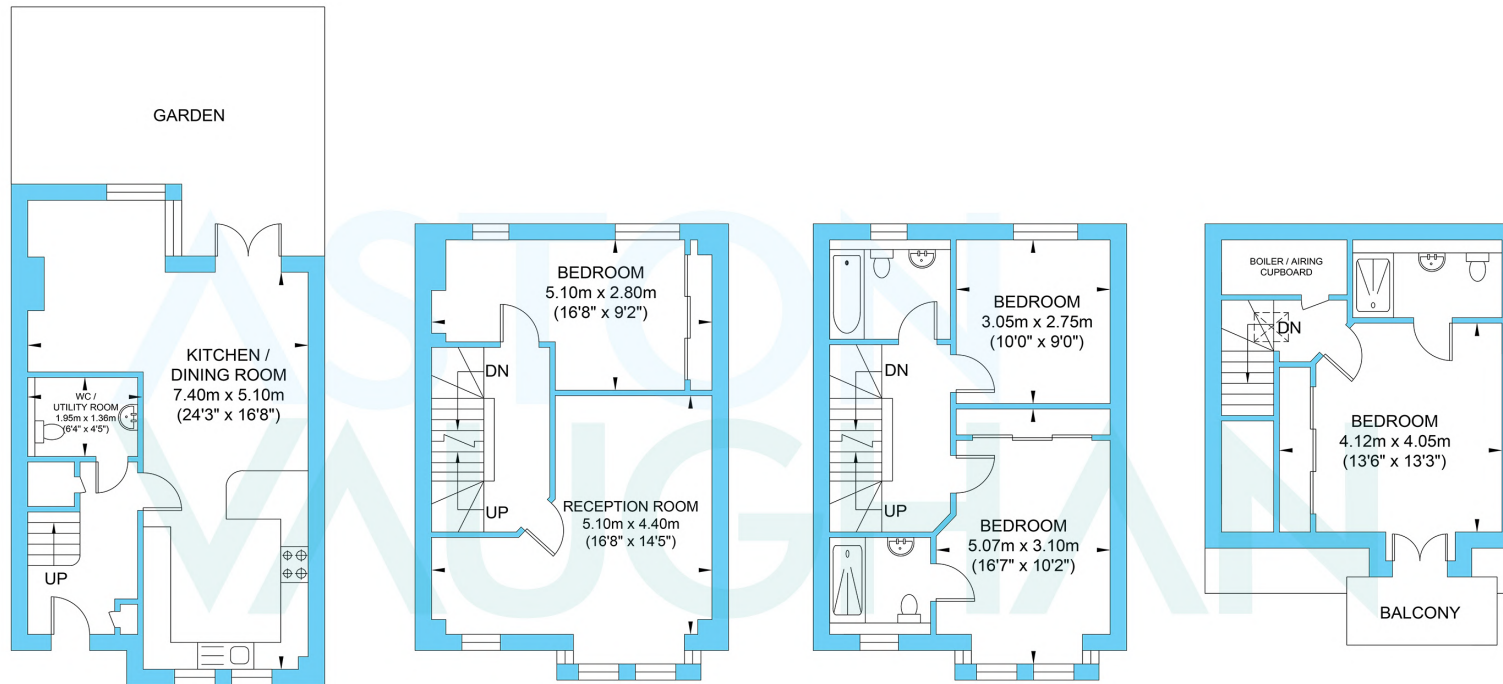
This property is incredibly well-connected by road, train and bus to the social and cultural centres of both Brighton and Hove, with the beach, Seven Dials and city centre shops accessible in minutes. Both Hove Station and Brighton Station are within a 15-minute walk, and it is also within catchment for some of the city's best schools and sixth form colleges making this a highly attractive prospect for families looking to live in comfort and luxury amid everything the city has to offer.

St Ann's Well Gardens and children's play park are situated just moments from the house, boasting a variety of native and exotic trees, a family friendly café, tennis courts, a bowling green and a scented garden which is currently being regenerated into a fully-fledged sensory garden. Picnic on the lawns in the summer while children play, or feed the friendly squirrels, then during the summer, listen to live music at the annual Spring Festival to celebrate the anniversary of when the park was opened to the public.

Of course, it is not just the glorious coast which attracts so many people to live in the city. It offers the best of both worlds being nestled into The South Downs National Park on its northern border too. Its rolling hills are dotted with quaint Sussex villages, offering country pub walks and locally brewed ales - all just 10 minutes away by bus, car or train.



Lansdowne Road, Hove



Ground Floor
Approximate Floor Area
427.54 sq ft
(39.72 sq m)

First Floor
Approximate Floor Area
417.63 sq ft
(38.80 sq m)

Second Floor
Approximate Floor Area
417.63 sq ft
(38.80 sq m)

Third Floor
Approximate Floor Area
308.70 sq ft
(28.68 sq m)

Approximate Gross Internal Area = 146.0 sq m / 1571.53 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.