



Salisbury Road, Hove, BN3

£475,000 - £500,000

**ASTON
VAUGHAN**

Sales and Lettings

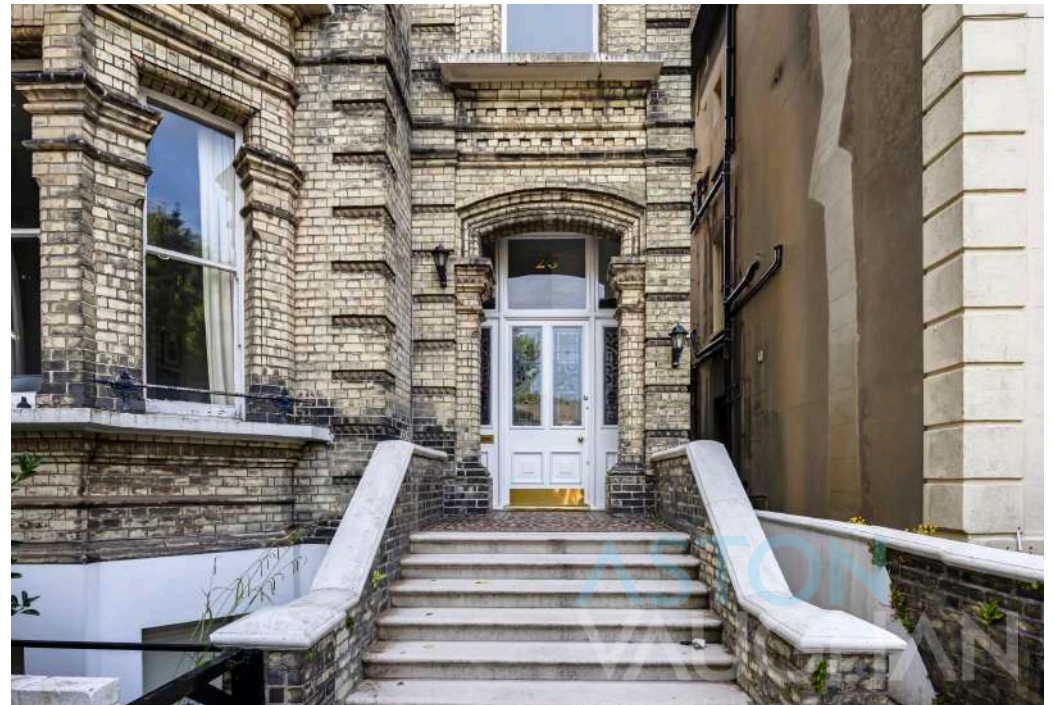
INTRODUCING

Salisbury Road, BN3

2 Bedrooms | 1 Bathroom | 1 Reception | Share of Freehold
963 Sq Ft | Close to Palmeira Square and Hove Lawns

A wealth of period features, high ceilings and wide bay windows greet you in this exceptionally spacious two-bedroom apartment in Central Hove. Formed from the entire first floor of a substantial Victorian villa, it bears the generous proportions of the era and is naturally light due to a sunny east to west aspect. Marble fireplaces, deep skirtings and wood floors have been retained throughout, adding to the character of the space, while the decoration is fresh in white, creating a classic blank canvas for new owners. In addition, this property comes with a Share of the Freehold, making it a very attractive prospect for home seekers and investors alike.

Set well back from the road, the house is immaculate in creamy gault brick with its architectural features picked out in white. Stepping inside through the grand portico entrance, the door to this apartment is on the ground floor, opening to an internal staircase rising to the main body of the flat. A strikingly beautiful original stained-glass window greets you at the top of the stairs, where the landing runs through the flat and the scale of the space becomes apparent. There are high ceilings throughout, and natural light streams through from front to back. Wood flooring has been sanded and varnished in warm honeyed tones, flowing over thresholds into all principal rooms, paired with crisp white walls creating a smart and neutral scheme to suit all styles of modern or traditional furnishing.





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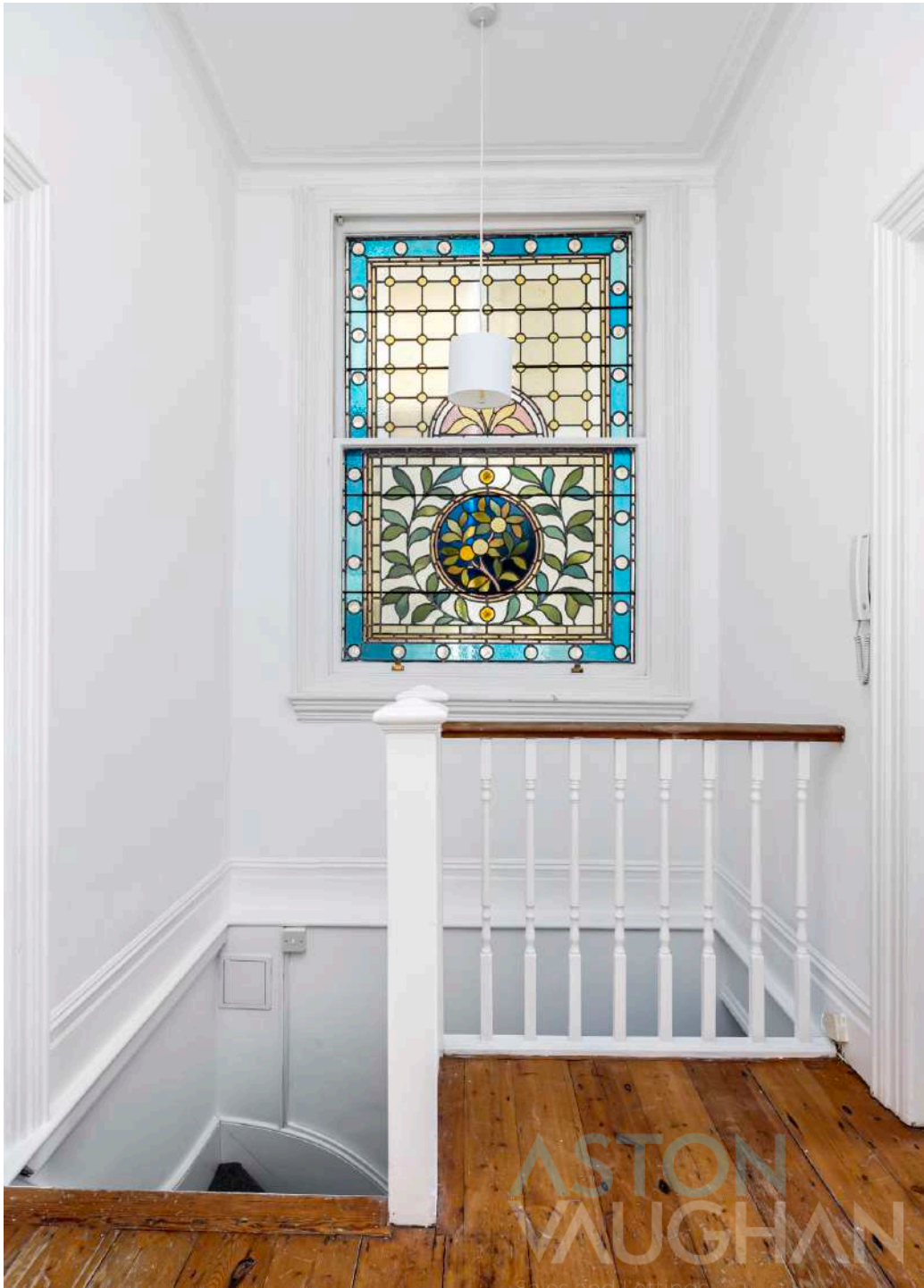
There are two principal rooms, mirroring each other, with wide bay windows enjoying leafy outlooks to the front and rear. These could be interchangeable as the sitting room and principal bedroom as they are of equal size and both benefit from original period features which include working marble fireplaces and tall sash windows. As a reception room, either one would have ample space for larger furnishings for relaxation alongside a dining table and chairs, while as a bedroom, there is space for a king size bed and several pieces of freestanding bedroom furnishings without compromising on floor space. Indeed, it would be possible to move the kitchen into either room with an open plan layout, therefore creating a third bedroom in its place – certainly food for thought.

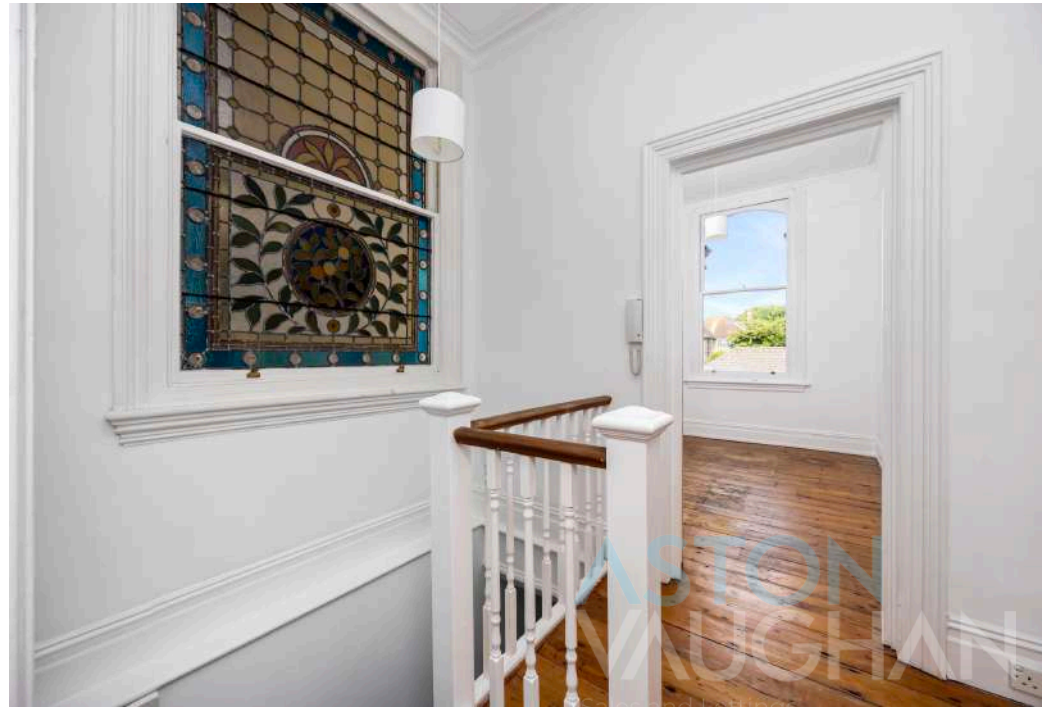
The second bedroom is smaller, yet the high ceiling and tall window facing east creates a light and airy feel. While it may be seen as a single bedroom, it has enough floor space for a small double bed and wardrobe, or it would be ideal as a child's room or tranquil home office for those working from home.

To the rear of the building, looking out over neighbouring gardens to the west, the kitchen is well-equipped with plenty of storage and some integrated appliances. It would be here where value could be added through either modernisation or creating the third bedroom by relocating the kitchen to the living room. As it stands, it is in fine working order, so you can just move in and enjoy the space as it is.

Likewise, the bathroom is classic in white with a shower over the bath, so you can add your own style or colour with accessories if need be.









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LOCATION GUIDE

Good to Know

Shops: Church Road 5 min walk, Western Road 7 mins

Station: Hove station 15 min walk, 7 mins by bus

Brighton Station 15 mins by bus

Park: St Anne's Well Gardens 9 min walk, Palmeira Square 5 mins,
Hove Lawns & Sea front is 8 mins

Education

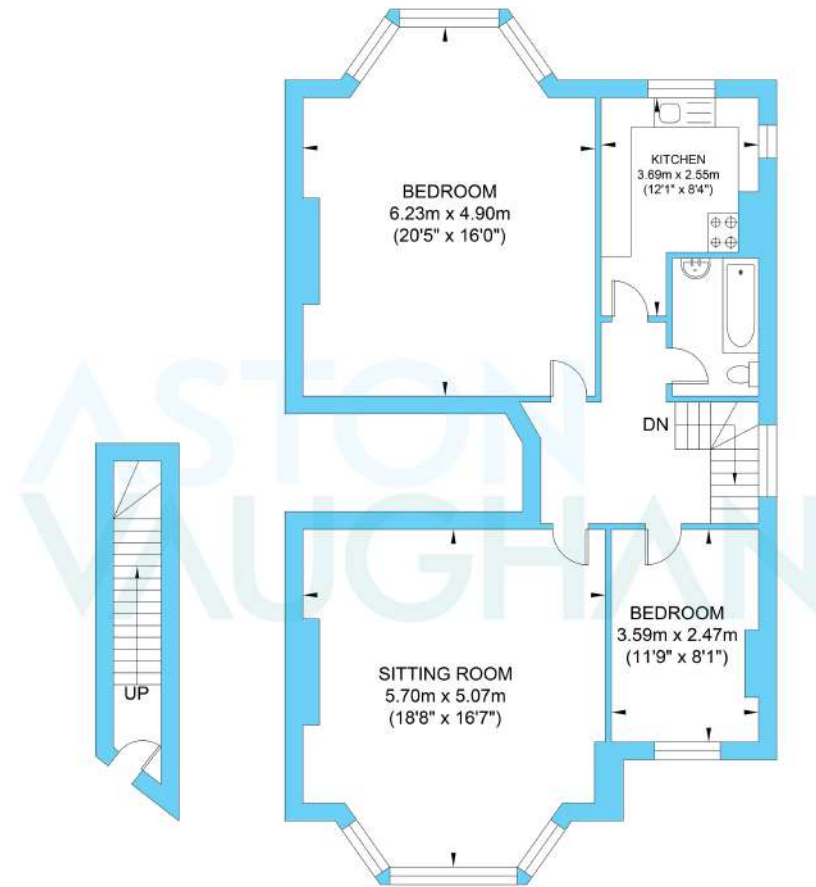
Primary: Brunswick Primary School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing Prep.

Salisbury Road runs north from Palmeira Square and its famous floral clock, so it is perfectly positioned to access Hove's clean beaches and the cultural and social centres of both Church Road and Western Road. These elegant townhouses were originally built in 1881 as single dwellings for the top tiers of society moving out of the capital to Britain's most fashionable city. Fast forward almost 150-years and not much has changed. While many have been converted into luxury apartments such as this one, they continue to have an air of grandeur, containing some of the most desirable properties in the city.

Hove Station is on the doorstep for the London commute, and the schools within catchment are excellent. With a Share of the Freehold and so many other favourable attributes, this flat works perfectly for anyone looking to live the quintessential Hove lifestyle by the sea.



Ground Floor
Approximate Floor Area
44.34 sq ft
(4.12 sq m)

First Floor
Approximate Floor Area
919.56 sq ft
(85.43 sq m)

Approximate Gross Internal Area = 89.55 sq m / 963.90 sq ft

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