



Hove Park Road, BN2

**Asking Price £2,350,000**

**ASTON**  
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EXQUISITE



## INTRODUCING

# Hove Park Road, BN2

5 Bedrooms | 3 Bathrooms | 2 Living Rooms | 3086 Sq Ft | Very large rear garden with a southerly aspect | Garage and off-street parking for 2-3 cars

Exceptionally spacious and abundant with period features, this substantial five-bedroom detached home sits in one of the most sought-after locations in the city with cultural and social centres of both Brighton and Hove on its doorstep. Hove Park is just a minute down the hill, plus Hove Station and Seven Dials are easily accessible, which will appeal to families of all sizes, with children of all ages. The rear garden is an oasis during the summer having been landscaped to include a large lawn for ball games alongside well-established flower beds, tall trees for shade and several areas for dining alfresco in the all-day sunshine. The ground floor invites both entertaining and family time with three generous reception rooms ready for any occasion, all beautifully styled using a Farrow & Ball palette. With parking at a premium in this part of the city, this house has off-street parking for two or three cars, with further space in the garage. Its proximity to several popular schools and excellent transport links mean it will be a hugely attractive prospect for families looking to live in luxury close to both the coast and the countryside.

### The Garden:

A treat for the senses, and a dream for children, the garden has a huge lawn for ball games and equipment, plus a large, paved terrace and raised decking for dining alfresco. Mature evergreens, palms and seasonal shrubs line the perimeter providing some areas of dappled shade while giving the garden complete privacy from neighbours. Due to its depth and a north/south aspect, it receives plenty of sunshine throughout the day, particularly during the spring/summer season when the sun is high in the sky. This is a space which invites summer parties and entertaining but also family games, and for a large space, it is fairly low maintenance as it is so well-established.







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### Exterior & Entrance Hall:

Set back from the road by a well-established front garden of palms and manicured topiary, this house is hugely attractive on approach and is a prime example of 1930s architecture. A neat brick drive leads up to the garage and the main front door, opening to a beautiful entrance hall which sets the tone for the rest of the house. Stepping inside, this house feels welcoming and harmonious having been modernised and beautifully maintained by the current owners who have a refined taste in interiors. The original, slimline wood floorboards have been sanded and varnished back to their original form using a pale honey finish to complement off-white walls and the woodwork features which have been picked out in a dark, contrasting tone.







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### **Sitting Room:**

To the front of the property, the sitting room is an elegant space for relaxation. It is a versatile space which would work just as well as a ground floor bedroom if needed, as there are two further reception rooms. A wide bow window almost covers the southerly elevation, framing leafy views over the front garden while bringing in a glorious, natural light. Dressed in white café shutters, the light is dimmed, so the room becomes ultimately private and peaceful.

### **Living Room:**

Spanning the depth of the house this fantastic room is exceptionally spacious making it ideal for both family time and entertaining. A room for all seasons, it opens completely to the garden on one side which becomes an extension of the home. In a room of this size, the dark navy hue adorning the walls works perfectly, offset once again by pale wood floorboards which flow in from the entrance hall. There is ample pace for larger furnishings and versatile use with space to sit and read by the open fire, or for the whole family to cosy up together with a movie on the wall mounted TV.

### **Kitchen, Dining Room & Office:**

Adjoining the living room, the kitchen and breakfast room offers another large and airy space for entertaining and both formal and informal dining. Another set of bi-folding doors link seamlessly with the garden, giving the ground floor a wonderful sense of flow during the summer season. Designed for the keen cook, the kitchen is formed around a large central island and breakfast bar with stone worktops inlaid with the gas hob. The extractor is ceiling mounted while the oven and microwave are raised within the gloss cabinetry for easy access. The dishwasher is also integrated while space has been left for an American fridge freezer. All other utilities have their own room nearby alongside the ground floor WC – an essential in any shared space.









### First floor Bedrooms & Bathrooms:

Returning to the entrance hall, carpeted stairs take you to the first-floor galleried landing, from which four double bedrooms and the family bathroom reside. The elegant proportions continue the further up the house you go, and natural light streams in through the original stained glass stairwell windows. All four bedrooms are substantial double rooms with soft carpet underfoot and soothing tones on the walls. Two rooms have a wealth of built-in mirrored wardrobes, while the others have ample space for freestanding furnishings without compromising on floor space. The views are green and peaceful at every turn allowing for a restful night's sleep. The principal bedroom on this floor also benefits from a high vaulted ceiling with Velux windows allowing you to stargaze as you drift off to sleep. The chic tiled en suite shower room has a roomy shower and dual sinks for couples above plenty of built-in storage. The remaining three have easy access to the family bathroom, fresh in white with a shower over the bath.

### Second Floor Bedroom & Bathroom:

A further staircase rises to the second floor where the fifth bedroom sits elevated in the house, enjoying even more peace and tranquillity away from the hubbub of family life. There is another shower room up here, making it the ideal, private space for guests or older teenagers looking for space to sleep and study undisturbed.









**Vendors' Comments:**

"This has been a very happy family home for many years, watching the children grow. With so much space, we have never felt on top of one another and it's a fabulous home for entertaining – both inside and out. We love summers in the garden – or at the park which is conveniently close. The schools are great and there is so much to enjoy within easy walking distance with the restaurants of both Seven Dials and Church Road close by."





## LOCATION GUIDE

### Education:

Primary: Stanford Infants and Junior Schools, Bilingual School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Private: Brighton College, Lancing Prep, Brighton Girls School

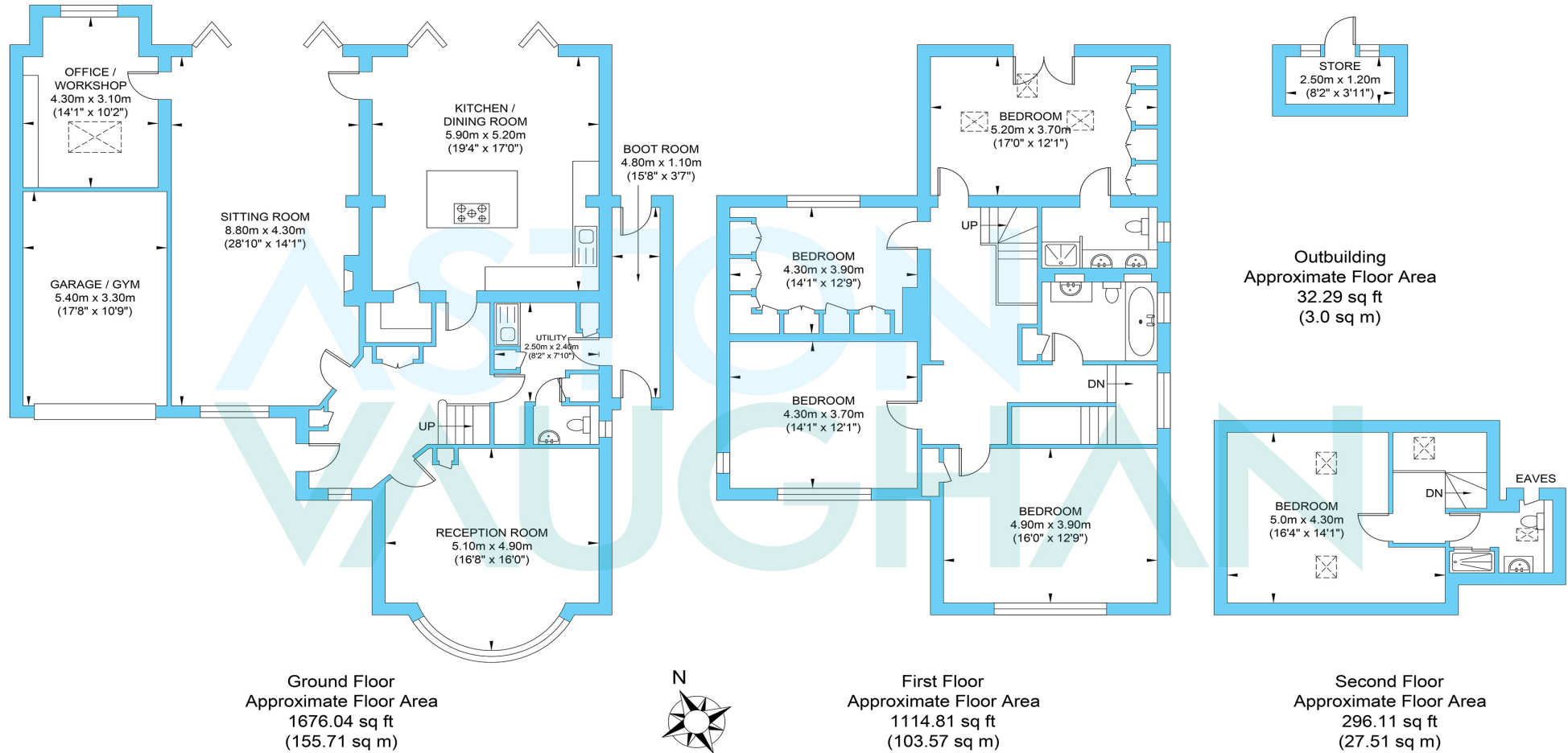
### Good to Know:

This big bright home is in a sought-after conservation area just by Hove Park which has an extremely wide range of leisure facilities. While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, where you'll find Georgian lanes, theatres and several shopping districts, each with their own unique character and style. The clean beaches of Hove are within walking distance where you can swim or picnic on the lawns, and the city centre shops are a short drive away. For commuters, both Hove and Preston Park Stations are an easy walk, and the A23/A27 are just a few minutes away by car. You are also within catchment for some of the city's best primary and secondary schools, making this a highly attractive and exciting prospect for families, professionals and commuters alike.





# Hove Park Road



Approximate Gross Internal Area (Including Garage, Office & Excluding Outbuilding) = 286.79 sq m / 3086.96 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.