



Fonthill Road, BN3

£1,000,000

ASTON
VAUGHAN

INTRODUCING

Fonthill Road, BN3

4 Bedrooms | 2 Bathrooms | 1 Reception Room
1737 Sq Ft | Patio Garden |

Brilliantly located just seconds from Hove Station and Hove Park stands this exceptional, semi-detached family home. It was built during the late Victorian period when space and light were of utmost importance in house design. While many beautiful period features have been retained, the current owners have carefully renovated each generous floor, bringing the entire home shining into the 21st Century, using only the finest materials and fittings. With ample glazing to the front and the rear, the light within the house has been maximised while also framing far reaching views from its elevated position within the city. With two generous reception rooms and four double bedrooms, it provides spacious and versatile living accommodation for any growing family who will also appreciate the incredible school catchments for every age group.

Attractive on approach, the substantial houses of Fonthill Road are built in pale gault brick to echo nearby Willett Estate Conservation Area the other side of the railway line. They bear the architectural features of the era with decorative brickwork and pretty rooflines above canted bay sash windows. This house is a prime example having been expertly

maintained and renovated throughout, celebrating its heritage and character while ensuring its functionality for modern living.

Stepping inside, it feels even more spacious than expected with high ceilings and a line of sight taking you right through the depth of the house to the garden beyond the extended kitchen and dining room. To the left, the sitting room was once two rooms, now opened to create a bright, dual aspect space with clearly defined areas for family time, relaxation, formal dining or working from home. For families with young children, the rear of the room is ideal as a play area for little ones who can access the garden directly during summer. As the weather cools, the family can cosy up by the wood burning stove in the front room which is private from the street as it is slightly elevated.

The kitchen has been extended to allow a dining area close to the wall of bi-folding doors which link the house seamlessly with the garden. All appliances are brand new and integrated for a truly streamlined finish to include a ceiling mounted extractor fan above an induction hob which sits in the peninsula island so you can enjoy views of the garden or chat to guests or family at the table as you cook.



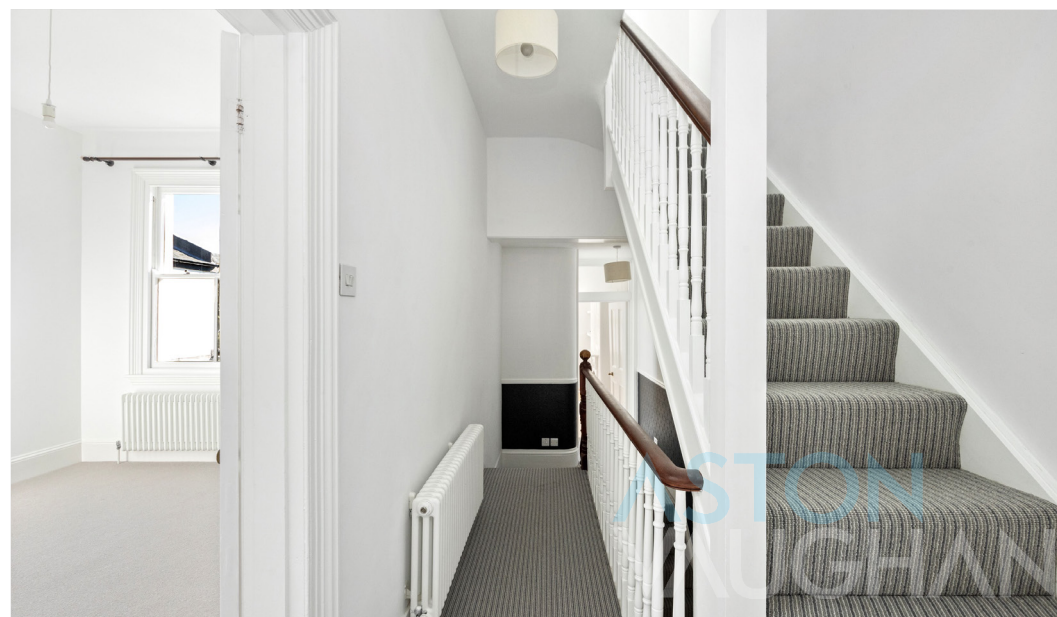


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Carpeted stairs rise to the first-floor landing where bedrooms two, three and four sit aside the family bathroom. Using a modern take on a period style, this enjoys brick wall tiles alongside marble flooring and a vintage column radiator warms the space. The bath is modern with a rainfall shower above it and the basin feels contemporary in white against dark wall panelling.

All three bedrooms are double with three and four looking out over the garden to the east, while two spans the front of the house facing west to filter warming light through white shutters during the afternoon.

Spanning the entire second floor, the principal bedroom suite is exceptionally spacious allowing for a seating area alongside a king size bed and several pieces of bedroom furniture without compromise. The en suite is another luxury space with dual basins, a slate lined wet room shower, and a freestanding claw-foot bath settled below the Velux so you can watch the clouds drift by while you recline. As the weather warms, you can open the bifold doors to allow the cool breeze through while looking out over the rooftops below open skies – bliss.







Vendors' Comments:

"It was a real pleasure to breathe new life into this period property. No corners have been cut in its creation, so we hope a family will enjoy it for many more years. The proximity of the station is amazing for the London commute or for those travelling along the South Coast, and the convenience of the Central Hove is also a winner."

Education:

Primary: Hove Primary School, Brunswick Primary

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form: BHASVIC sixth form, Newman College, MET, Varndean College

Private: Lancing College, Brighton & Hove High (GDST), Brighton College

Good to Know:

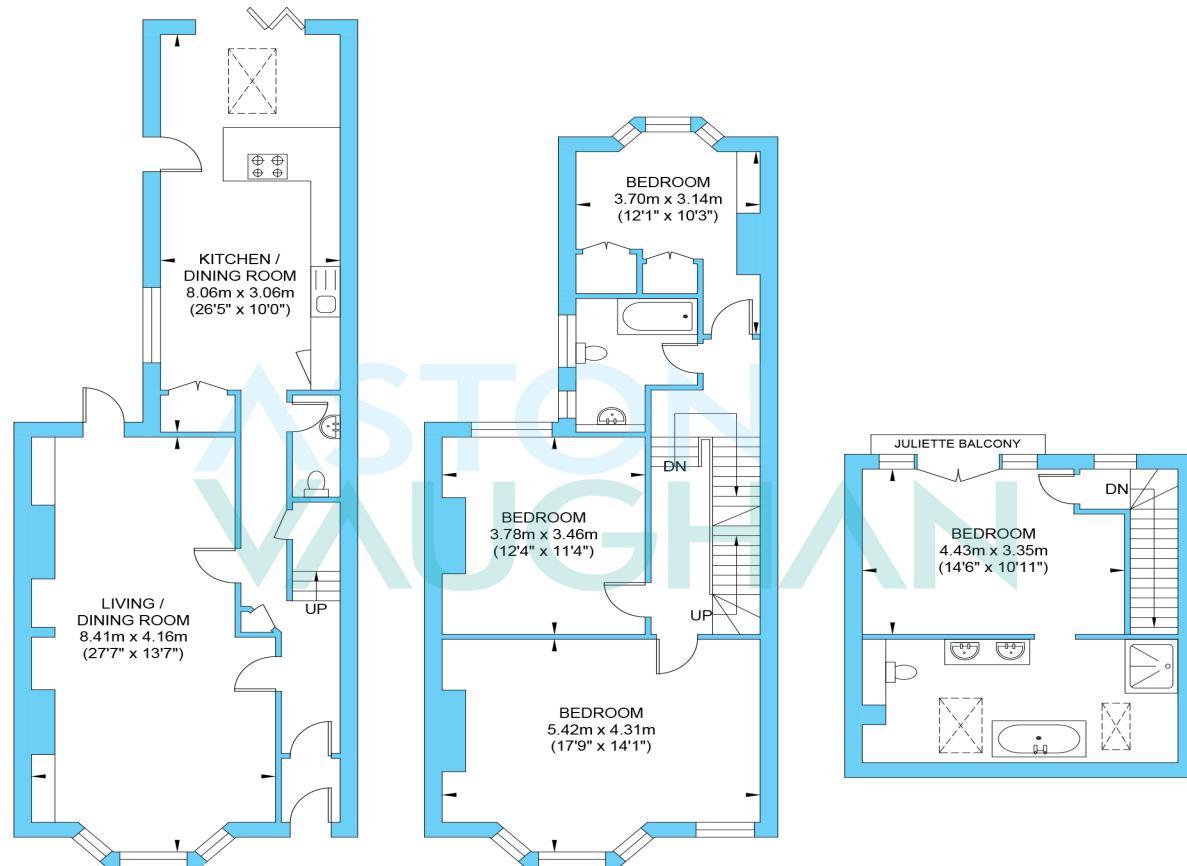
While the house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, with the beach and both Seven Dials and Church Road's array of boutique shops and fine dining restaurants accessible on foot. There is permit parking on the road without a wait list, and for commuters, Hove Station is an easy walk, plus the A23/A27 are just a few minutes' drive away. You are also within catchment for some of the city's best primary, secondary, sixth form and private schools, making this a highly attractive and exciting prospect for families and professionals alike.

For those with a love of the great outdoors, the South Downs National Park is also just 10 minutes away by bus or car. Here there are public footpaths, cycling routes and public bridal paths along the South Downs Way, with several proper country pubs serving fine food en route – and the views are spectacular.



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Fonthill Road



Ground Floor
Approximate Floor Area
723.65 sq ft
(67.23 sq m)

First Floor
Approximate Floor Area
669.40 sq ft
(62.19 sq m)

Second Floor
Approximate Floor Area
344.55 sq ft
(32.01 sq m)

Approximate Gross Internal Area = 161.43 sq m / 1737.60 sq ft

