



Frant Road, BN3

Guide Price £750,000 - £775,000

ASTON
VAUGHAN

INTRODUCING

Frant Road, BN3

3 Bedrooms | 1 Bathroom | 1 Large Open Reception Room
1301 Sq Ft | Off Street Parking & Generous Rear Garden

Peacefully tucked away on a quiet road in Hove, this generous three-bedroom detached house is ideally located for families looking to live close to good schools, transport links and easy access to the city and the countryside. It has been a much-loved family home for almost two-decades, in which time the house has been expertly renovated and redesigned using only the finest quality fittings and craftsmanship. The result is a home with generous, open spaces, ideal for both family time and entertaining which can spill outside to the glorious garden from spring through to autumn.

While it is a generous and attractive home as it stands, planning permission has been granted, and architect drawings complete, to add a rear extension and a loft conversion which the current owners are happy to share. This would offer greater flexibility for families and professionals alike looking for their forever home.

Externally, the house is quintessential for the 1930s period with a Neo-Tudor façade, beamed gable and wide bay windows to bathe the house in natural light. There is parking to the front on a neat brick drive and a useful porch with space for the family's coats and shoes. Stepping inside, the entrance hall is wide and welcoming with a pretty, stained-glass window offering a nod to the heritage of the house. It is clearly a well-maintained home where style and function have been considered in the renovations.





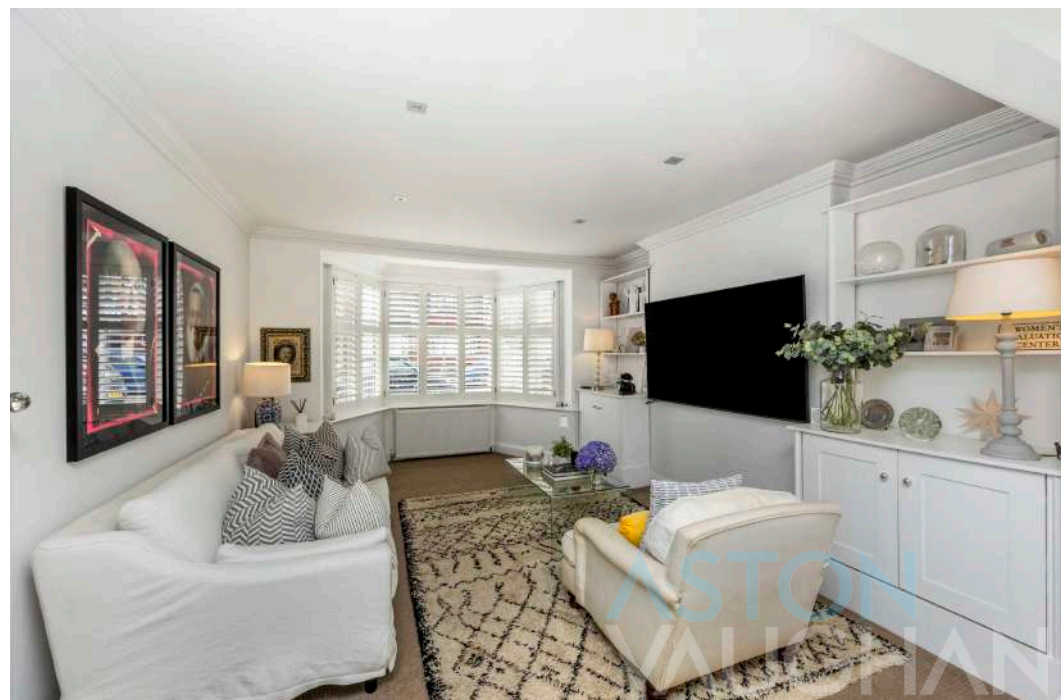
The current owners have a refined eye for interiors, maximising the natural light with fresh white walls, window shutters and woodwork throughout the through living and dining room. Bespoke cabinetry and shelving sits built into the alcoves and there is ample space for soft furnishings and a dining table to the rear for formal occasions. These can seamlessly spill into the garden during the warmer seasons through French doors leading out to the rear sun deck where breakfast through to dinner can be enjoyed in the sunshine.

Nearby, the kitchen has streamlined units fitted with several appliances, leaving space for an American fridge freezer. A second set of French doors leads out to the garden giving the entire ground floor a sense of flow when entertaining during summer. A separate WC completes the ground floor – ideal in any shared space.

Beautifully designed to be an extension of the home, the garden feels private and green with a eucalyptus tree and evergreen shrubs providing a welcoming dappled shade on the lawn when the sun is high in the sky. The raised sun deck has lighting and electricity to be enjoyed well into the evening for summer suppers under the stars, with space for intimate family meals and larger gatherings.

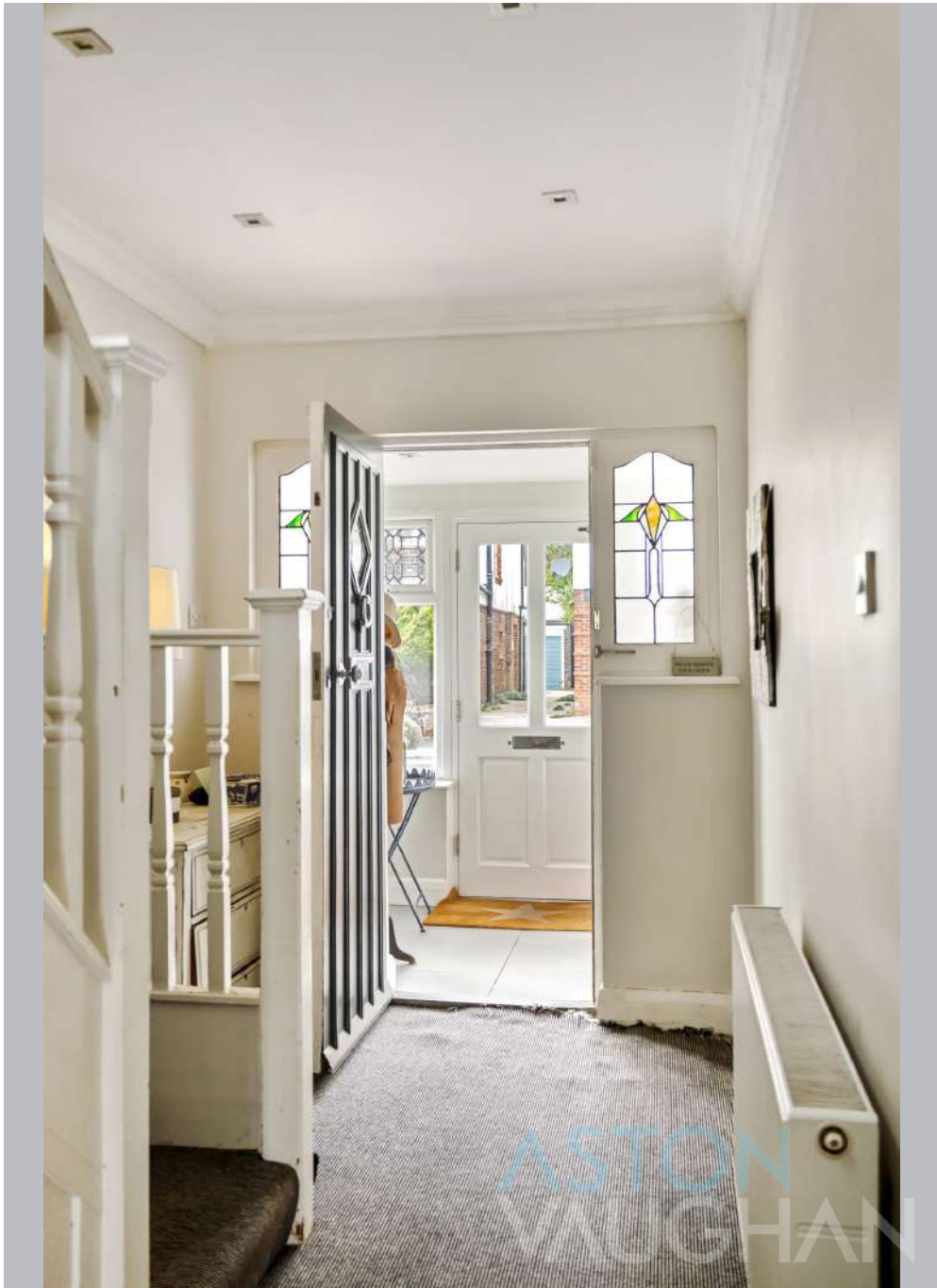
Returning to the house, there are three double bedrooms on the first floor, all of which can house king and double beds alongside freestanding furnishings. The principal room to the front of the house benefits from a westerly aspect and a wide bay window, while bedroom two has access to the rear balcony terrace, ideally placed facing east to enjoy the weekend papers and coffee in the morning sunshine. They all have easy access to the family bathroom which has been modernised with a contemporary, fine-quality finish to include a freestanding bath for evening relaxation and a separate shower for reviving in the morning before work and school.

For larger families, the loft has space to convert and create two further bedrooms and a second bathroom if need be – certainly food for thought.





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Vendors' Comments:

"We've been lucky to call home for nearly two decades. We moved to this peaceful corner of the neighbourhood in 2006, after previously owning a house in Frant Road (there was an overseas moving in between)! Since then, it's been the backdrop to many wonderful memories, and now, it's ready for its next chapter, our children have grown up and the only reason to move is to downsize and hand this great house to its next family to enjoy. This house has given us so much: security, joy, laughter, and love. It's been a place to grow, gather, and enjoy as a family. We hope whoever moves in next will find just as much happiness here as we have."

Education:

Primary: Aldrington C of E Primary, Bilingual Primary School, Hangleton Primary, Goldstone Primary

Secondary: Hove Park, Blatchington Mill, Cardinal Newman

Private: Lancing Prep, Windlesham Prep, St Christopher's Prep School, Brighton College, Hurstpierpoint College

Good to Know:

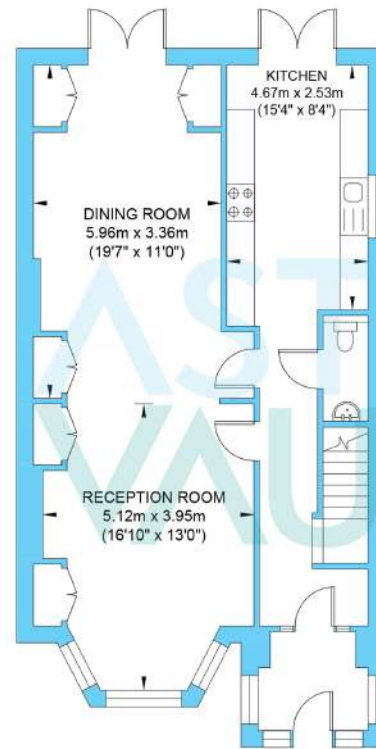
Perfectly positioned in the catchment for several high-achieving primary, secondary and private schools; with Preston Park and Hove train stations just a 20-30 minute walk away/3-5 min drive away, and the A23/A27 just moments away by car, you remain well connected to the city, airports and beyond. At the end of the street is a local shop which includes a post office, while Waitrose is also within walking distance.

For dog walking, rambling, cycling and anyone with a love of the great outdoors, the South Downs National Park is within walking distance, or several beauty spots are just a short drive away, as is the Dyke Golf Club, West Hove Golf Club and some of the cleanest beaches on the South Coast, giving you the best of all worlds.

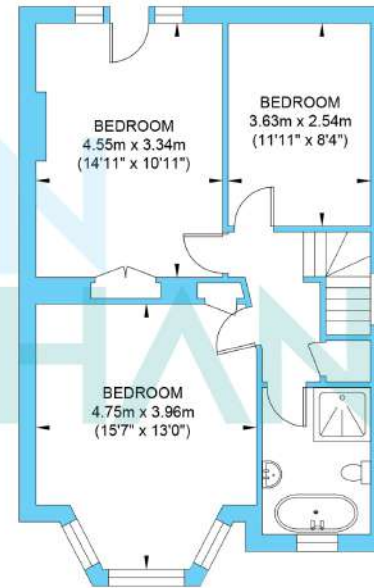


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Ground Floor
Approximate Floor Area
710.0 sq ft
(66.0 sq m)



First Floor
Approximate Floor Area
591.0 sq ft
(54.98 sq m)



Approximate Gross Internal Area = 120.98 sq m / 1301.0 sq ft

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