

Pearson  
Keehan

27 Mallory Road  
HOVE, BN3 6TD





# 27 Mallory Road

Hove, BN3 6TD

**Offers in excess of £4,000,000**

Welcome to Mallory House, a truly exceptional opportunity in the heart of the prestigious Hove Park district. Set within approximately 1.5 acres of mature, secluded grounds, this remarkable residence occupies what is widely regarded as one of the best remaining plots in all of Hove. Tucked away on one of the area's most exclusive tree-lined roads, this property combines timeless architecture with extraordinary potential, offering a rare chance to either reimagine the existing home or create multiple new dwellings, subject to the necessary planning consents.

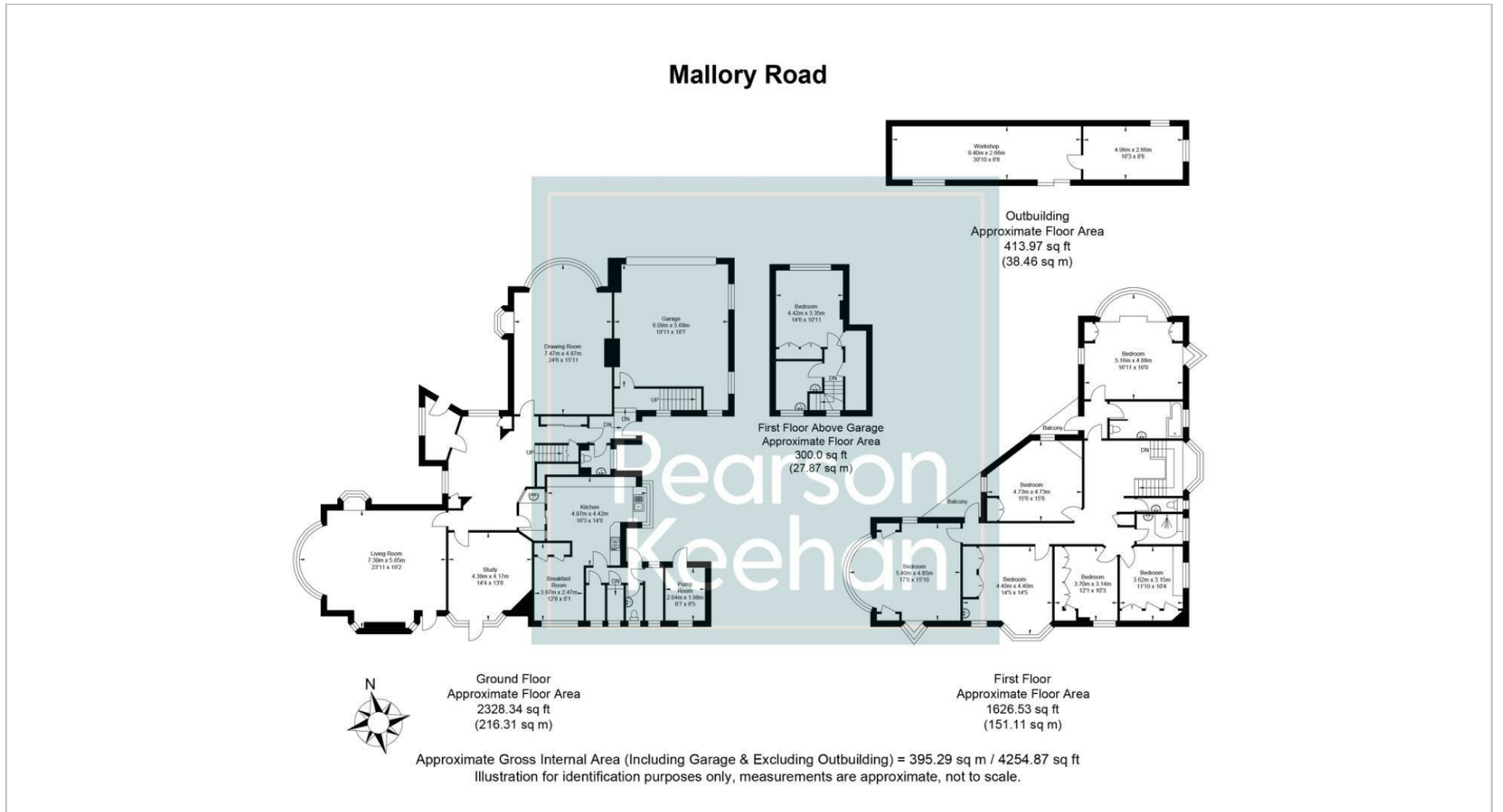
The existing house is a grand Tudor-style detached residence, full of charm and character. With over 4,250 sq ft of internal space, the property provides a wealth of original features including leaded windows, gabled roofs, and decorative timber framing. The ground floor comprises a suite of spacious reception rooms, including a 29-ft living room with a wide bay window, an elegant formal dining room, and a versatile study. A traditional kitchen and breakfast room enjoy pleasant views across the gardens. The kitchen itself features Paula Rosa natural oak cabinetry, along with integrated appliances including a Neff oven and dishwasher, making it both stylish and practical for everyday living.

Upstairs, the property offers six well-proportioned bedrooms, three of which feature bay windows and period detailing, along with multiple bathrooms and access to balconies overlooking the rear grounds. There is also a guest room with en-suite bathroom above the double garage, which has a separate entrance and is currently mischaracterized in some descriptions as a loft room—making it ideal for visiting family, staff, or even use as a home office or studio.

Outside, the grounds are nothing short of impressive. The house sits centrally within its expansive plot, surrounded by established trees, landscaped lawns, and multiple patio areas ideal for entertaining. A heated outdoor swimming pool with a terrace and seating area adds a touch of luxury, while a full-sized tennis court offers excellent potential for leisure or enhancement. A detached outbuilding/workshop provides further flexibility—ideal for storage, a gym, or garden studio. The sweeping driveway, accessible via Onslow Road, and a double garage provide ample parking and ease of access.

What truly sets this property apart is the scale and scope of its development potential. Whether you envision extending and modernising the existing house, building a new state-of-the-art residence, or developing a collection of luxury homes (subject to planning), the plot offers both flexibility and prestige. A lapsed planning permission exists for an additional dwelling at the rear of the plot, utilising the second access point from Onslow Road.

Mallory House is located in one of Hove's most desirable postcodes, with excellent access to Hove Park, top-performing schools, and a wide range of local amenities. Hove and Brighton city centres, mainline train stations, and the seafront are all within easy reach—offering the perfect blend of peace, privacy, and connectivity.



Energy Efficiency Rating	
Current	Potential
	70
35	

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential
	70
35	

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

