



**hamlyn
smith.**

Braemore Road, Hove, BN3 4HA

Guide price
£1,250,000 - £1,350,000

hamlyn smith.

 4 Bedrooms

 2 Receptions

 2 Bathrooms

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Fabulous four-bedroom, semi-detached house in Braemore Road just 200 metres from the seafront, with a stunning open plan kitchen/dining/family room across the full width of the house overlooking the lovely garden. Off-street parking.

- Stunning four bedroom family home
- 200m Hove Seafront
- Open plan Kitchen/living space
- Immaculately presented throughout
- Good sized rear garden
- Off street parking







hamlyn smith.

📍 50 Goldstone Villas, Hove, BN3 3RS
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This exceptionally well-presented and beautifully proportioned family house has come to market with Hamlyn Smith to be sold for the first time in many years, as the current owners have been here for a decade. It is easy to appreciate why you would put down roots here, as the house has so much to offer, with generous reception spaces, four double bedrooms and two bathrooms.

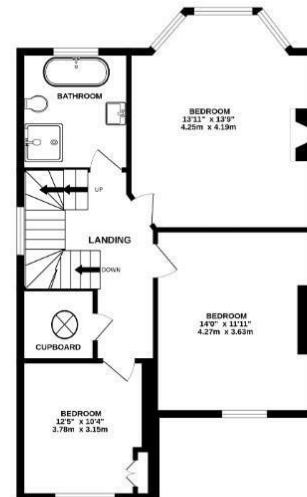
As you enter the house you find yourself in a spacious entrance hall. There is a walk-in cupboard for coats and shoes and stairs rising to the first floor. On your left is a living room arranged around a fireplace with a wide bay window to the front dressed with white louvre shutters. The floorboards have been stripped and polished and there is built-in cabinetry on either side of the fireplace. As you move through to the kitchen/dining room at the back of the house you walk into a fabulous, contemporary, open-plan room. The original house has been extended to the side and the rear to give this wonderful space that is over six metres wide and has bi-fold doors that can be opened up in the summer to give that feeling that the garden is an extension of the inside. On one side of the room is the kitchen area, with an island and space for bar stools. This makes for a relaxed and sociable space for everyone when food is being prepared. There is a five-burner gas hob, and a Neff double oven with both a grill and a microwave, space for an American-style fridge-freezer, an integrated Bosch dishwasher, and an integrated washing machine. This room also has space for a large dining table and a relaxed living/family area. The garden is east-facing but also has an open aspect to the south which means it gets the sun until late in the day. It is easily maintained, with a lawn surrounded by paving and two separate patio areas. There are flower borders and a flowering cherry tree. At the end of the garden is a large garden room which is being used currently as a gym.

On the first floor are three double bedrooms, all of which are beautifully presented and have white, painted floorboards. There is also a family bathroom on this floor with underfloor heating and an airing cupboard on the landing. Climbing another turning staircase to the top floor, you pass a window on the stairs, bringing light in from the side of the house. On the top floor is the main bedroom with an ensuite shower. This bedroom is over six metres long and has double doors that open to a Juliet balcony. The ensuite shower room is arranged in one corner of the room and is partly partitioned off, while still retaining a luxurious open-plan feel. There is access to a large eaves storage area and a walk-in cupboard with additional storage. Like the rest of the house, this room is light and airy, thanks to the three roof lights and the double doors. The house has double glazing. At the front of the house, there is off-street parking on the drive and the road itself is residents parking.

Braemore Road is very popular with families; right by the beach and Hove Lagoon, and also close to Wish Park which has a children's play area and family-centred activities in the warmer months. West Hove Infant and Junior Schools are a short walk away and the school is in the catchment area for Blatchington Mill and Hove Park secondary schools. There are nursery schools too numerous to mention in the immediate vicinity, many on New Church Road. Transport links are excellent with lots of buses running along New Church Road and the seafront. Both Hove and Portslade stations are within easy reach.



GROUND FLOOR
775 sq.ft. (72.0 sq.m.) approx.



1ST FLOOR
687 sq.ft. (63.9 sq.m.) approx.



2ND FLOOR
477 sq.ft. (44.3 sq.m.) approx.

TOTAL FLOOR AREA: 1940 sq.ft. (180.2 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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