



hamlyn
smith.

Court Farm Road, Hove, BN3 7QR

£900,000 - £950,000

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 4 Bedrooms

 2 Receptions

 2 Bathrooms

Guide Price £900,000 - £950,000

A substantial and beautifully presented semi-detached home in Hove with a southwest-facing garden, a separate outbuilding containing a gym and an office, and off-street parking for three cars.

- A substantial and beautifully presented semi-detached home
- 4 bedroom family home
- Southwest facing garden & Balcony
- Beautifully presented throughout
- Extensively modernised
- A separate outbuilding containing a gym and an office
- Driveway
- Located by Hove Park





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Just a few minutes' walk from Hove Park, this superb family home on Court Farm Road has been extensively modernised by its current owners. A striking addition is the kitchen/dining room, which spans the full width of the property at the rear and opens through bi-fold doors onto the garden. The loft has also been converted to create a spacious principal bedroom suite comprising a bedroom with sea views, an ensuite wet room and a walk-in wardrobe.

The house is set back from the road behind a generous driveway and makes an immediate impression with its large bays on the ground and first floors, and a beautifully maintained façade. A porch shelters the front door, which opens into a wide and welcoming hallway with sightlines through to the kitchen/dining room and garden beyond. To the right is a stylish living room with contemporary décor, an oak-effect herringbone floor, and a media wall with a living flame-effect electric fire. Alcove cupboards and shelving frame the chimney breast, while a wide bay window with white shutters fills the space with natural light. The beautiful herringbone flooring which has underfloor heating, continues throughout the ground floor.

Off the hallway, there is a downstairs WC with handbasin. Continuing through to the rear of the house, the stunning kitchen/dining room faces southwest, and is over eight metres wide, with room for both formal dining and relaxed seating. The elegant kitchen features quartz worktops and a designer glass splashback. Integrated Neff appliances include two electric ovens with grills, an induction hob with built-in extraction, a microwave and a dishwasher. The double sink is fitted with a Quooker tap, and there is space for an American-style fridge freezer. A central island incorporates storage on both sides, with seating for three. Adjacent, the utility room provides further counter space, an additional sink, space for a washing machine, tumble dryer and second fridge freezer, plus extensive storage.

The southwest-facing garden has been thoughtfully landscaped, with composite decking creating distinct seating areas. A raised deck directly outside the bi-fold doors is enclosed by a glass balustrade. At the far end of the garden, a timber-clad outbuilding houses both a gym and an office, each with underfloor heating. Outdoor lighting, a tap and wiring for a sound system, complete the garden.

Climbing the stairs to the first floor, there is an original stained-glass window at the side of the house. From the wide landing, three bedrooms and the main bathroom are accessed. Two are exceptionally large double bedrooms – one at the front, with a wide bay and shutters to match the living room below, and one at the rear with access to a balcony overlooking the garden. A third bedroom also faces the garden. The bathroom includes a bath as well as a separate shower with dual shower heads.

The top floor is devoted to the principal bedroom suite. Measuring seven metres, the bedroom has two skylights and additional windows facing southwest towards the sea. The ensuite wet room has underfloor heating and is fitted with a waterfall shower, handheld attachment, and twin oval handbasins on a vanity unit, and there are further sea views. A walk-in wardrobe completes the suite, and there is also access to additional storage space in the eaves. Throughout the house, there is double glazing, with the exception of the two original stained-glass windows. The former garage has been converted into a bike store, making way for the addition of the impressive utility room accessed from the kitchen.

Hove Park, which spans almost 40 acres, is only a few minutes' walk from the house. It is home to fitness events, park runs, tennis courts, a 3G football pitch, a basketball court, table-tennis tables, a



Total area: approx. 200.4 sq. metres (2157.2 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan 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. Plan produced using PlanUpp.

