



Pembroke Crescent, Hove, BN3 5DE
£1,500,000 - £1,600,000 Guide



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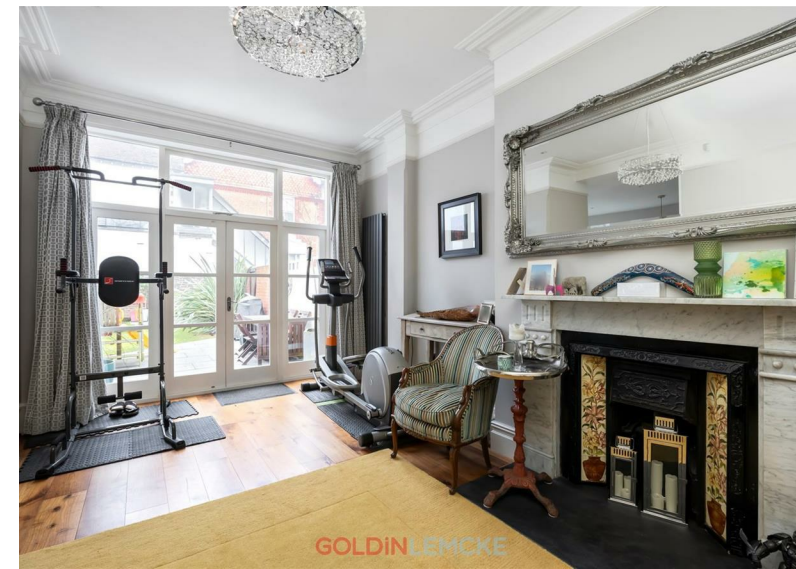
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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

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A truly stunning five-bedroom semi-detached Edwardian house, arranged over three floors, featuring a generously sized rear garden and off-road parking space at the back. Having undergone recent extensive interior and exterior redecoration, the property is presented in immaculate decorative order throughout and early and internal inspection is essential.





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Further Information

This stunning property combines period charm with modern upgrades to create a bright, spacious, and energy-efficient home. The entrance features an impressive porch and hall with high ceilings, stained-glass windows, and detailed tiling. The living room boasts a bay window and feature fireplace, while the family room opens to a private, walled garden. The modern kitchen/dining room, is complemented by a utility room and cloakroom.

The first floor offers a stylish family bathroom with a freestanding bath and separate shower, plus three generously sized bedrooms. The master bedroom includes an en-suite shower room and direct access to a front-facing balcony. On the second floor, two further bedrooms share a Jack-and-Jill shower room and benefit from spacious wrap-around eaves storage with triple insulation and boarding.

Modernised throughout, the property features double glazing (fitted five years ago with warranty), a new roof, boiler, plumbing, and electrical cabling. High-speed Cat 6 wiring is installed in every room, ensuring seamless connectivity, alongside multiple TV aerial points. Additional upgrades include a water softener, hardwired fire alarms, and app-controlled heating with four zones for enhanced energy efficiency. The rear garden is private and well-maintained, with gated access to a dedicated off-road parking space held on a 994-year lease.

Pembroke Crescent is a highly regarded residential area, known for its convenient location and strong community atmosphere. Local amenities, including Church Road's shops, cafés, and restaurants, are within walking distance, as is Hove seafront. Excellent transport links include Hove railway station, with direct routes to London, and well-connected bus services. The area also offers access to highly regarded schools, parks, and recreational spaces, making it ideal for families and professionals alike.



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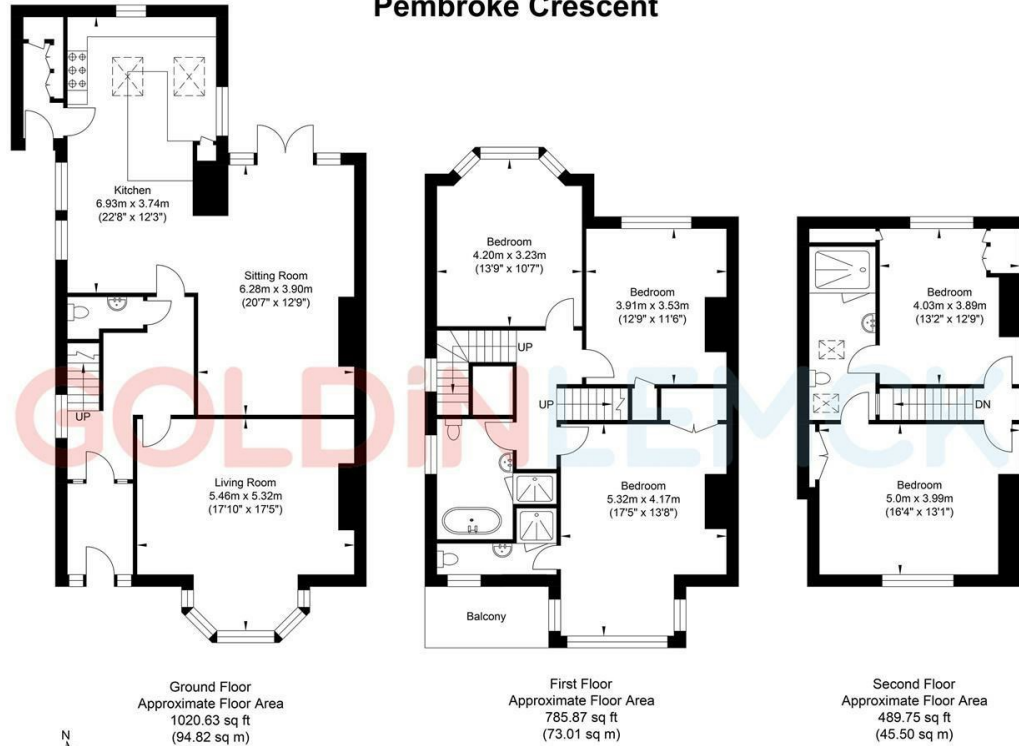


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Pembroke Crescent



Approximate Gross Internal Area = 213.33 sq m / 2269.25 sq ft

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



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| Energy Efficiency Rating | | Current | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) A | | | 81 |
| (81-91) B | | 68 | |
| (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 | |

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The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.