

# Adelaide Crescent, Hove

East Sussex

Asking Price £650,000

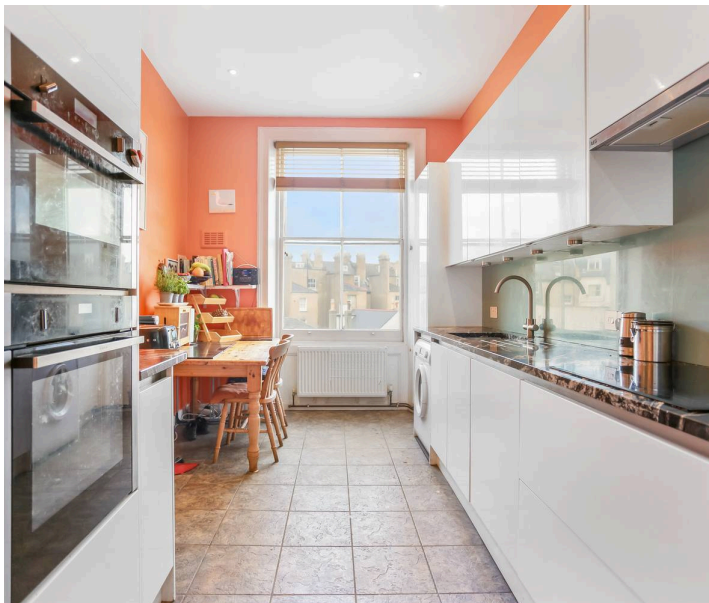




## Adelaide Crescent, Hove

Excellently positioned in one of central Hove's most prestigious addresses, a beautiful GRADE II\* listed TWO BEDROOM, SECOND FLOOR PERIOD APARTMENT, with SEA VIEWS.

Set inside the grandeur of a Grade II\* listed building, this beautiful apartment boasts high ceilings and decorative period features. The spacious living/dining room benefits from attractive plantation shutters, window cornices, and deep picture rails, not to mention desirable views overlooking the gardens, Hove lawns and the sea. There is a separate modern, fitted kitchen with enough space for a dining table and two double bedrooms, both with floor-to-ceiling fitted wardrobes. A good-sized shower room with an additional separate W/C, together with convenient hallway storage complete this striking apartment.



Renowned for its striking Regency architecture, Adelaide Crescent was designed by the celebrated architect Decimus Burton, also known for his work on the Palm House at Kew Gardens. The property dates to the 1830s, showcasing the elegance and craftsmanship of the era. Residents also enjoy access to the beautifully maintained public gardens that form the centrepiece of the Crescent, adding to its timeless appeal.



### The Local Area

Located in the very heart of Hove, the seafront, beach, and Hove Lawns offer plenty of open spaces to relax. When it comes to shops, bars and restaurants, there's no shortage of choice with the amenities of Church Road, Western Road and Brighton City centre on your doorstep. On the seafront, a parade of local independent amenities on Kingsway includes the ever-popular Sugardough Bakery, Kernel of Hove health food store and Franco's Osteria. The renowned Marrocco's is close at hand on King's Esplanade with handmade Italian ice cream, perfect for hot summer days. Both Hove and Brighton mainline stations provide convenient commuter links to London and Gatwick, and regular bus services travel all across the city, as well as to outlying suburbs and villages, including Devil's Dyke.

Rated Outstanding, Hove Infant and Junior School is just half a mile away, along with Brunswick Primary School. Independent schools, Brighton Girls and St Christopher's Prep, are both within easy reach, while Brighton, Hove & Sussex Sixth Form College (BHSVIC) is also nearby.

### Further Information

The property is situated in Parking Zone M. Currently, the property is in Council Tax band D, which was charged at £2,579.44 for 2026/27.

EPC rating - C / Parking: Zone M / Council Tax: D

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

### TENURE & OUTGOINGS

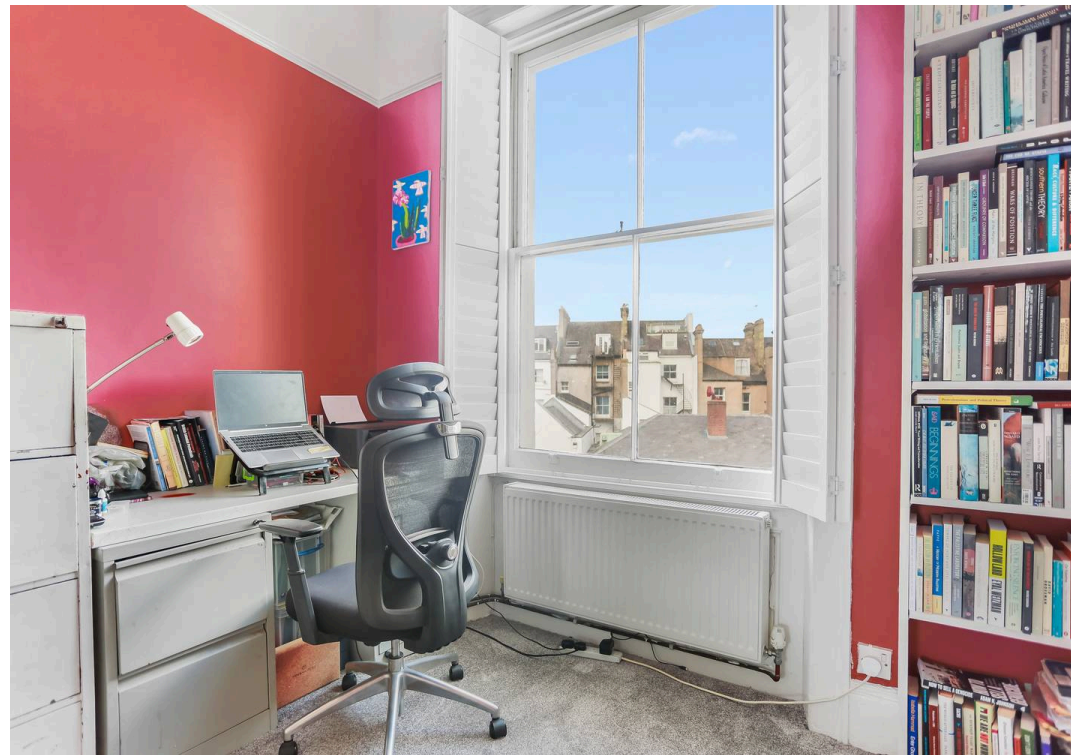
Tenure:

Unexpired term on lease -

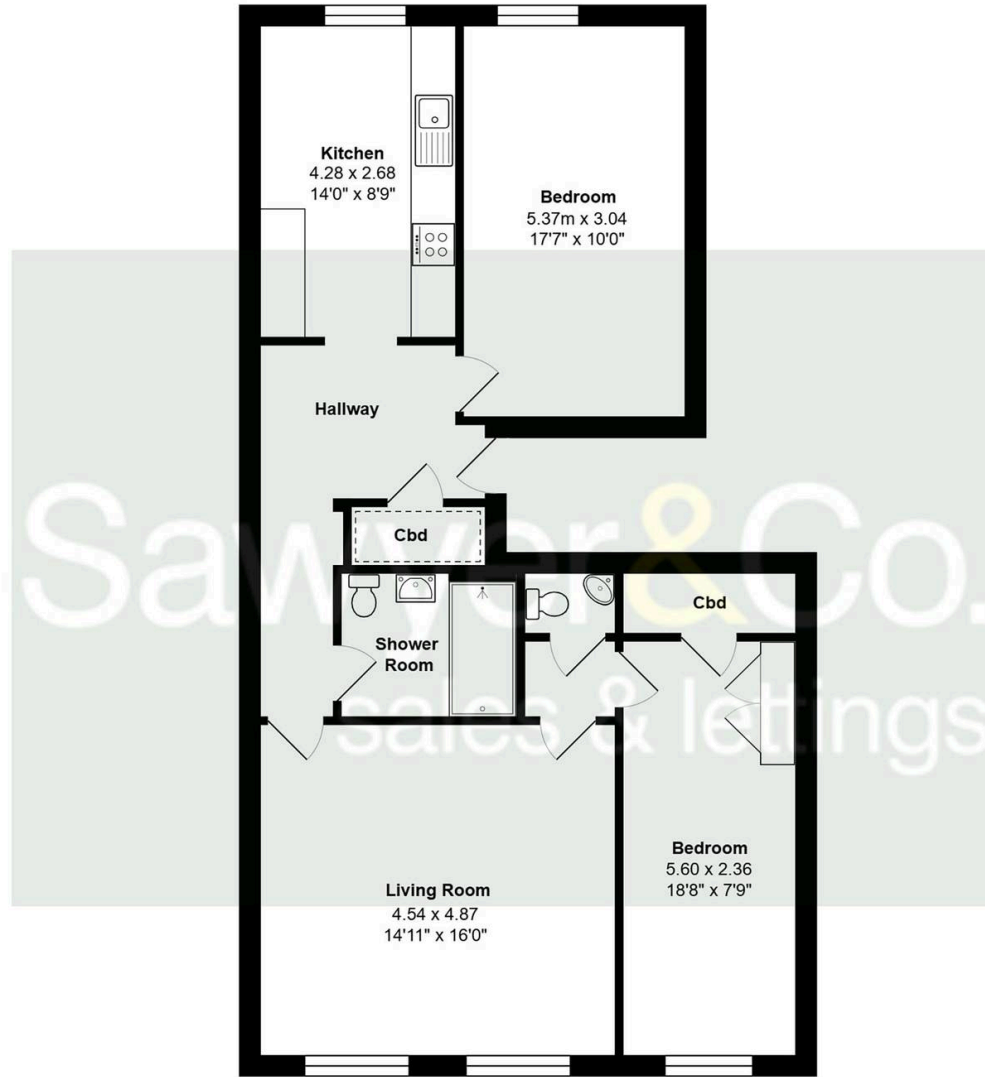
Service Charge -

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 86.8 m<sup>2</sup> ... 934 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.