

# 78 Pembroke Crescent

Hove, BN3 5DE

**Guide price £1,450,000**

A beautifully renovated Edwardian home in the heart of Hove, blending timeless character with contemporary comfort across over 2,296 sq ft of bright, versatile living space – complete with five double bedrooms, three bathrooms, and private parking.

Ideally positioned just a short stroll from Hove Station and the vibrant café culture of Church Road, this elegant home sits on the sought-after Pembroke Crescent, a peaceful residential street known for its community feel and fantastic convenience.

From the moment you step inside, the charm of this home is undeniable. The entrance porch and hallway make a lasting first impression with their high ceilings, original tiled flooring, and stained-glass windows. The formal living room to the front features a classic bay with double-glazed sash windows and a beautiful period fireplace. To the rear, a generous family room with full-height glazed doors and original coving leads seamlessly out to a sunny, walled garden – the perfect space to relax or entertain.

The kitchen/dining room offers a modern hub for family life, stylishly designed with plenty of space for dining and socialising. A separate utility room and ground-floor cloakroom add practicality to the space.

Upstairs, the first floor hosts three well-proportioned bedrooms, including the principal bedroom with en-suite shower room and access to a private balcony. The family bathroom is beautifully appointed with a freestanding tub and separate walk-in shower. On the top floor, two further double bedrooms share a smart Jack-and-Jill shower room, along with extensive, fully boarded eaves storage with triple insulation.

Throughout, the home has been thoughtfully updated to meet the demands of modern living while retaining its character. Features include double glazing (installed five years ago with warranty), a new roof, updated plumbing and electrics, high-speed Cat 6 cabling in every room, multiple TV points, a water softener, hardwired fire alarms, and a four-zone app-controlled heating system for maximum energy efficiency.

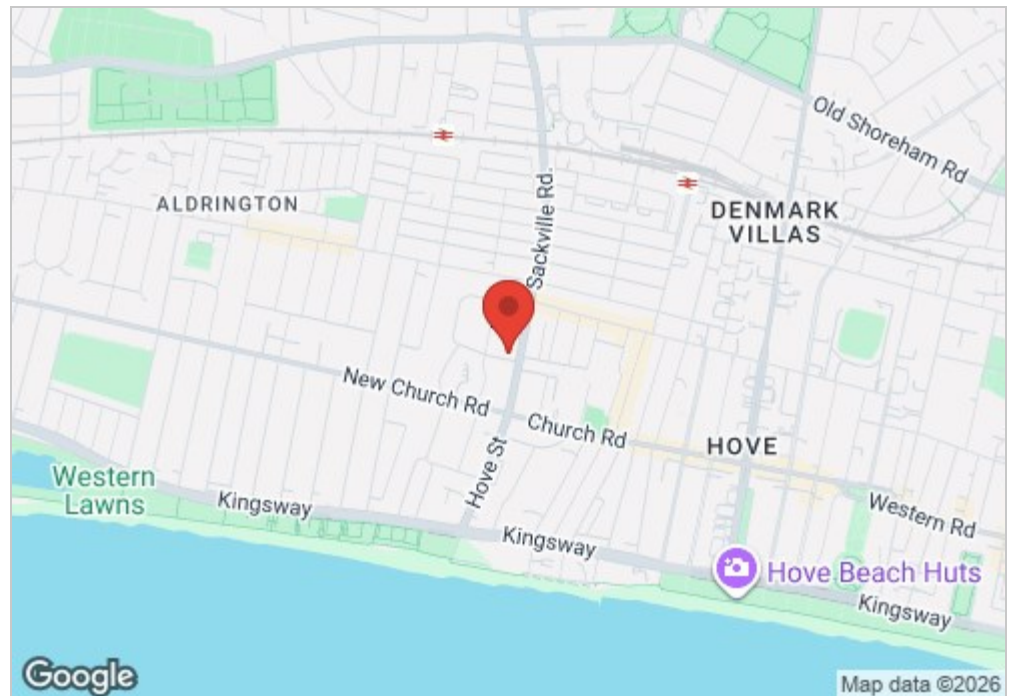
Outside, the rear garden provides a private and sunny setting, predominantly laid to lawn and enclosed by mature brick walls, creating a safe and secure space for children and outdoor entertaining. There is ample room for seating and play areas, with established planting adding greenery and privacy.

A particularly valuable feature is the rear gate, which gives direct access to the secure off road parking space, held on an impressive 994 year lease. This access is also extremely practical for day to day living, allowing convenient entry for bikes, garden equipment and the removal of gardening waste without the need to bring everything through the house.

With excellent schools, beautiful parks, the seafront, and direct links to London all close by, this outstanding home is perfectly suited to growing families, professionals, or anyone seeking refined living in one of Hove's most desirable locations

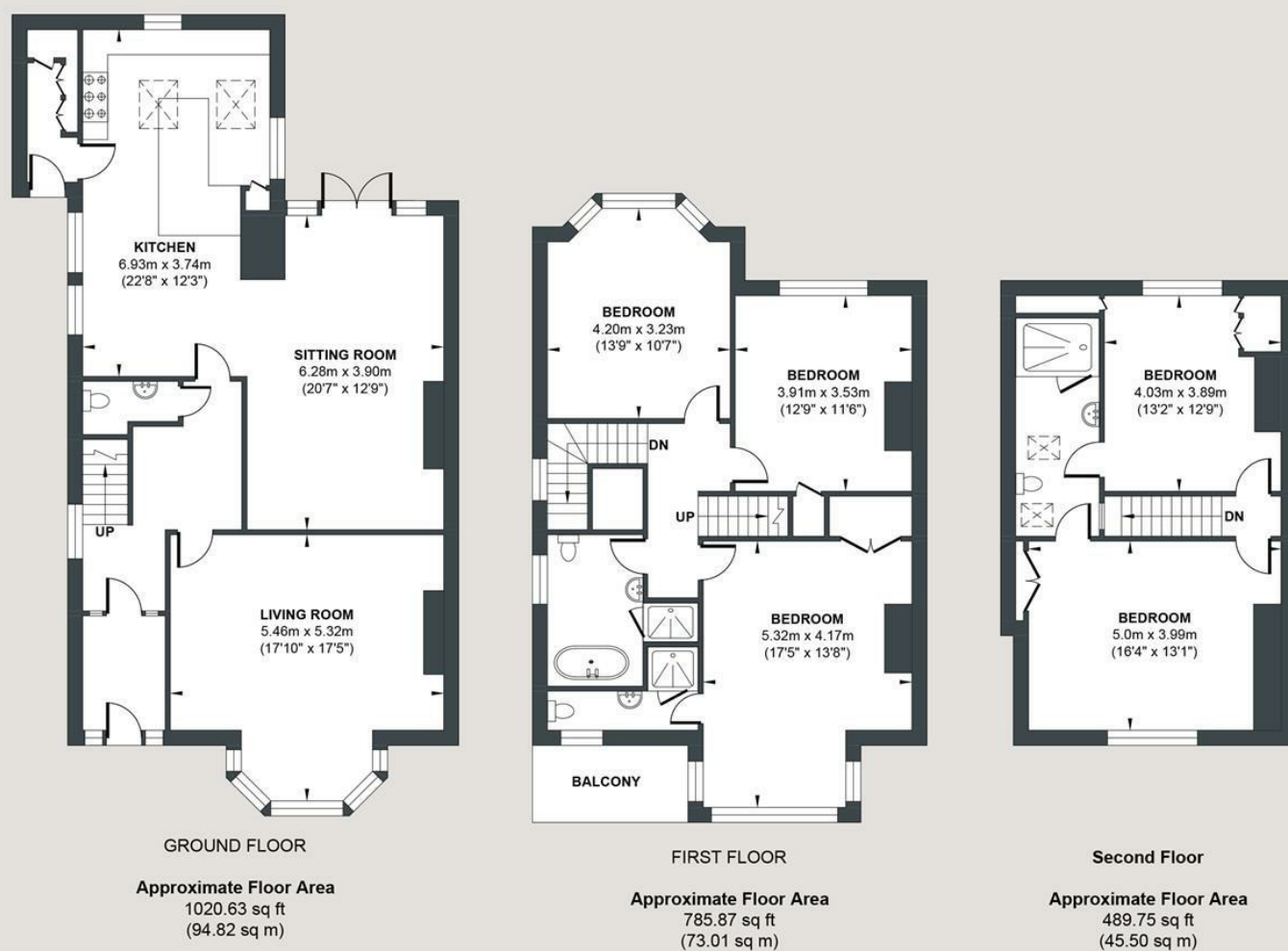
- Over 2,296 sq ft of beautifully renovated Edwardian charm
- Luxurious freestanding bath + en-suites & Jack-and-Jill shower room
- Feature fireplaces, period details & stunning sash bay windows
- Cat 6 cabling in every room + app-controlled four-zone heating
- Short walk to Hove Station & vibrant Church Road
- Five spacious double bedrooms & three stylish bathrooms
- Bright open-plan living with full-height doors to sunny garden
- Modern kitchen/diner with separate utility & downstairs cloakroom
- Private gated parking space on 994-year lease
- Close to top schools, seafront, parks & cafes, Under Floor Heating in bathrooms & Kitchen

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
	68	81
	EU Directive 2002/91/EC	
England & Wales		



## PEMBROKE CRESCENT

Approx. Gross Internal Floor Area = 213.33 sq m / 2269.25 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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