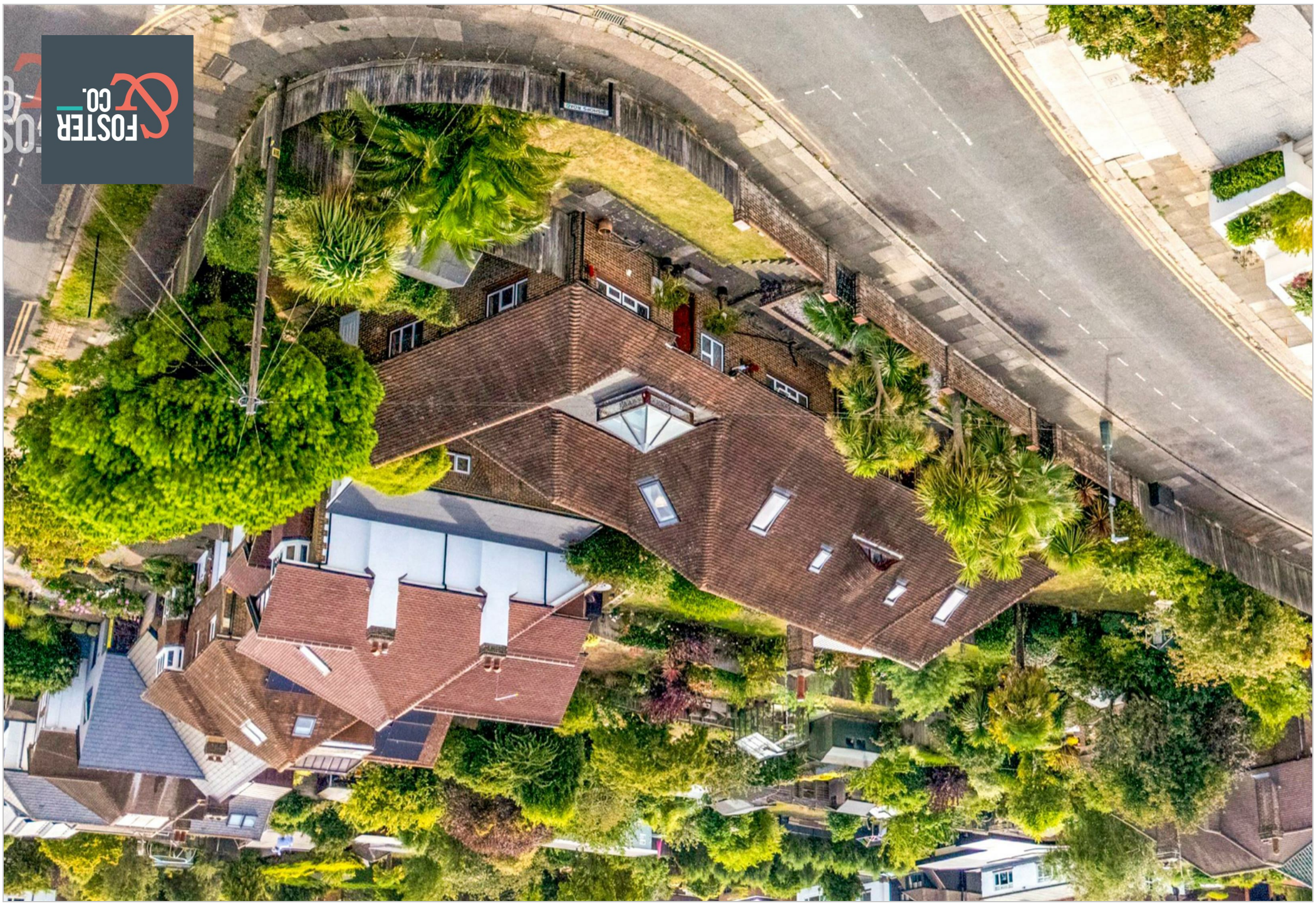


# 34 Bishops Road

## Hove, BN3 6PN

## Guide price £1,195,000

The property is ideally positioned in this highly regarded Hove location, close to Hove Park and within easy reach of local amenities, well regarded schools, transport links, and the city centre. The setting offers an excellent balance of privacy and convenience, making it perfectly suited to family life.

The accommodation is arranged over two floors and offers an excellent degree of flexibility, with a layout that will appeal to families needing generous bedroom space, multiple reception areas, and the option for independent living. A welcoming entrance hall leads through to the principal reception spaces, where there is a large living room, a separate garden room, and an impressive open plan kitchen, dayroom and eating area extending to over 26 feet in length. This central part of the home is particularly well suited to day to day family life as well as entertaining, with excellent natural light and a wonderful sense of openness.

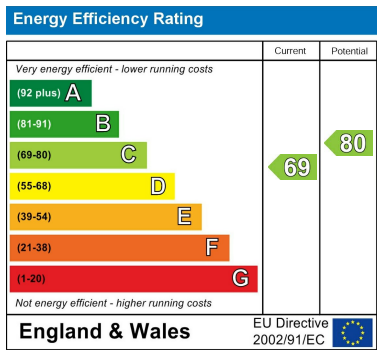
The ground floor is exceptionally well balanced, with three bedrooms positioned across this level, making it ideal for families wanting a strong degree of ground floor accommodation. The annexe is a real feature of the house, offering its own private entrance as well as access from the main home, and provides excellent versatility for multi generational living, guest accommodation, independent teenager space, or a dedicated work from home set up. The remaining ground floor bedrooms are well proportioned and are served by a selection of bath and shower room facilities, adding to the practicality of the layout.

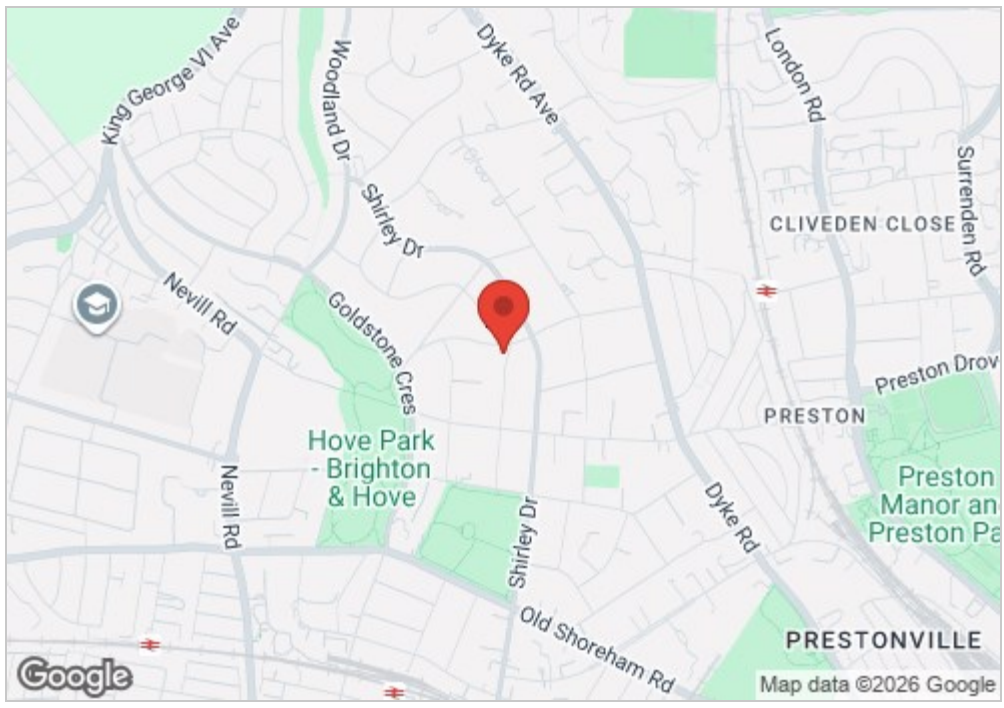
Upstairs, there are two further generous bedrooms, both offering excellent proportions, a strong sense of privacy from the main living space below, and the added benefit of luxury ensuite bathrooms. This floor works particularly well for older children, guests, or as a principal bedroom level, depending on a buyer's needs.

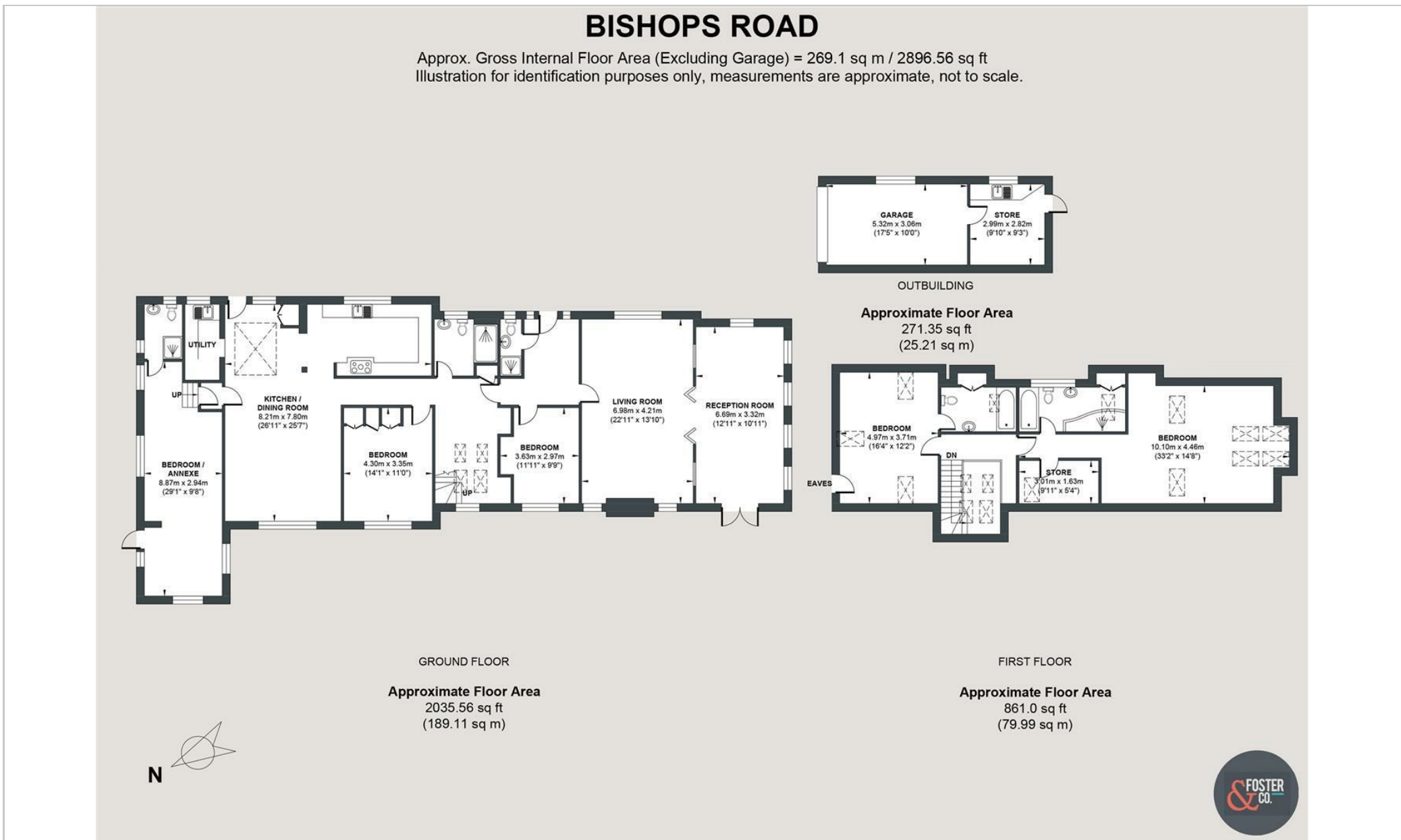
Outside, the gardens are a real feature of the property, wrapping around the house and making the most of the generous corner plot. Mainly laid to lawn and bordered by mature trees, shrubs, and established planting, the outside space feels private and well enclosed. There is plenty of room for children to play, for outdoor dining and entertaining, and for anyone who simply wants to enjoy a peaceful garden setting. The gardens also create an attractive outlook from the principal rooms, adding to the overall sense of space and calm throughout the home.

Electric gated driveway provides secure off street parking and leads to the garage, with the added benefit of a separate store and EV charging point. Altogether, this is a rare opportunity to acquire a substantial detached home on one of Hove's most desirable roads, offering scale, flexibility, and excellent family living in a prime setting.

- Exceptional detached family home of 2,896.56 sq ft excluding the garage
- Impressive open plan kitchen, dayroom and eating area
- Five bath and shower rooms in total
- Two first floor bedrooms, both with luxury ensuites
- Electric gated driveway, garage and separate store
- Five bedrooms, three with ensuite bathrooms
- Spacious living room and separate garden room
- Annexe with private entrance and flexible use
- Mature wrap around gardens on a generous corner plot
- Prime Hove location close to Hove Park and local amenities

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