



H&N

Connaught Terrace, Hove  
Guide price £799,950

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## Connaught Terrace, Hove, BN3 3YW

Located in the popular Connaught Terrace area of Hove, this substantial Victorian house offers a perfect blend of period charm and modern living. Built in 1880 and spanning an impressive 1,734 square feet, the property features attractive bay-fronted elevations and a stained glass window adorned door, that enhance its curb appeal. Currently used as a three bedroom house with two great sized double bedrooms and stairs to the top floor loft room that has an ensuite.

Upon entering, you are greeted by impressive high ceilings and a wealth of period features that create a warm and inviting atmosphere. The ground floor has been thoughtfully extended to provide a versatile living space, including a generous country style kitchen diner with characterful south aspect bay window, that is perfect for entertaining guests. The through living dining room further enhances the flow of the home with a open fireplace and bright dual aspect, making it ideal for both relaxation and socialising.

The first floor comprises two spacious bedrooms; the principal bedroom having period style cabinetry/wardrobes to the alcoves. The luxurious family bathroom is a standout feature, designed to be both inviting and functional, providing a serene retreat at the end of the day. This room was formerly a fourth bedroom that could easily be reinstated, if desired. There is another bathroom with shower enclosure, W.C and wash hand basin, catering to the needs of a busy household. The top floor loft room has an ensuite shower room, ensuring ample space for family or guests.

The garden is a true oasis, beautifully established and incredibly private, surrounded by mature trees, shrubs, and plant borders. This outdoor space can be accessed via French doors from the kitchen and offers a tranquil escape from the hustle and bustle of daily life - the perfect outdoor hideaway. This property not only offers a comfortable and stylish living environment but also the vibrant lifestyle that Hove has to offer.

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### Location

This characterful Victorian house is situated in Connaught Terrace, a quiet street leading to Stirling Place, the location is ideal for convenient access to an array of independent and high street chain shops, supermarkets, eateries, local bars and pubs that are located in and around Blatchington Road, George Street and Church Road. For the commuters, Hove mainline railway station is approximately 0.4 miles in distance and offers a direct link to London Victoria and Gatwick Airport, regular bus services are on the door step providing easy travel across the city and nearby towns and villages. Hove Park (40 acres) and Hove Cricket Ground are also nearby, in addition to well-regarded local schools and educational facilities.

The seafront and beach is only about half a mile to the south, where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts. The Rockwater and Babble hospitality venues are also located here. The King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

### Additional information

EPC rating: C

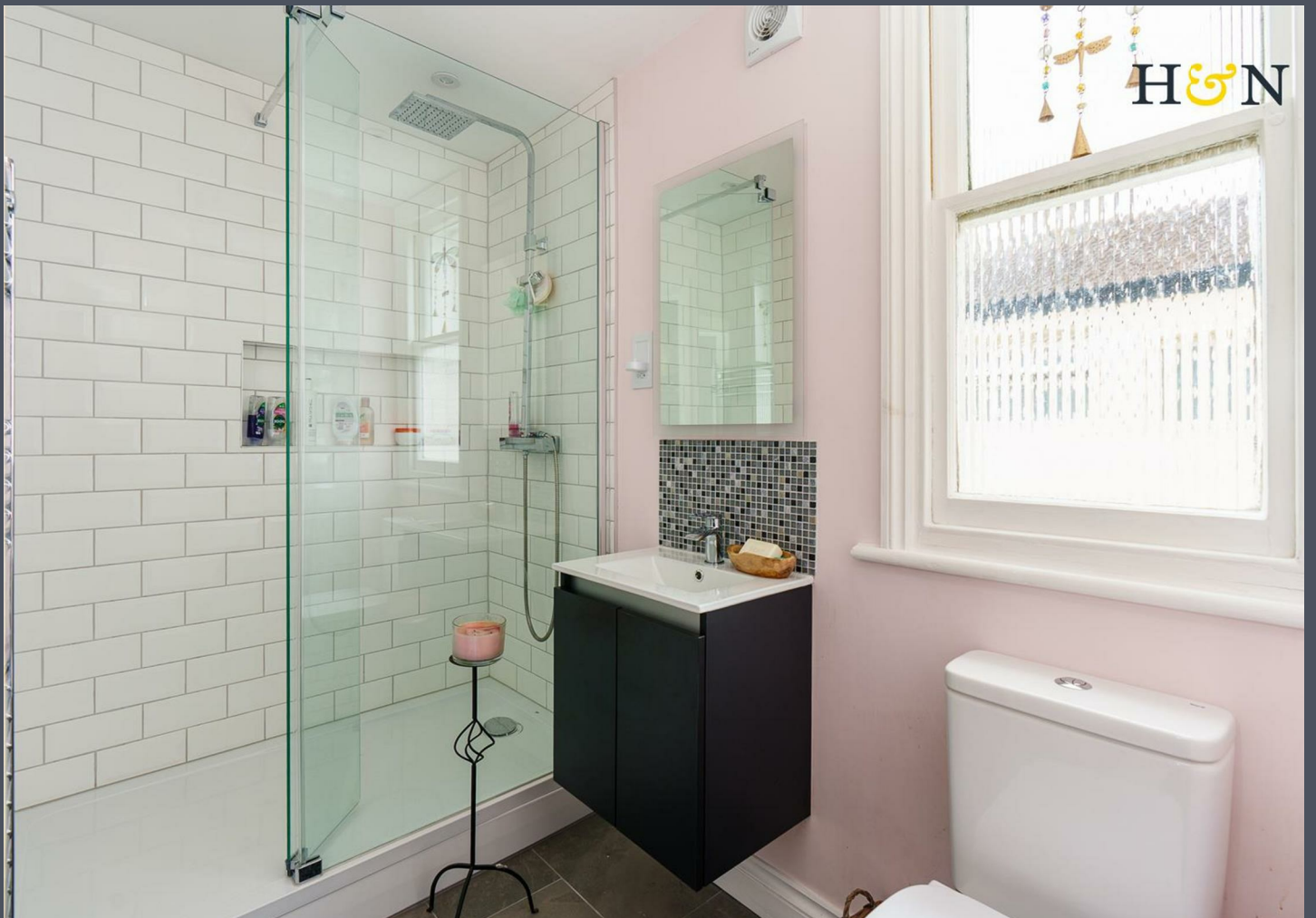
Internal measurement (including cellar): 1,734 Square feet / 161.1 Square metres.

Tenure: Freehold

Council tax band: C

Parking zone: N



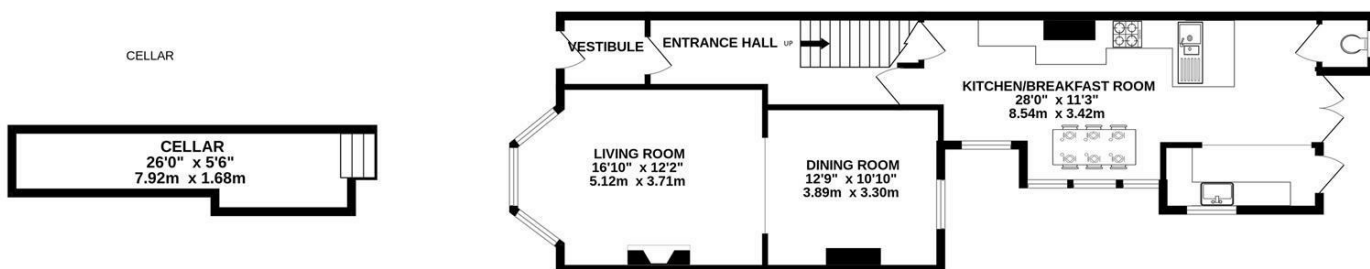








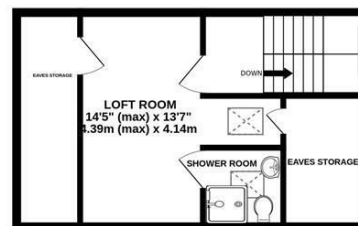
## GROUND FLOOR



## 1ST FLOOR



## 2ND FLOOR



TOTAL FLOOR AREA : 1734sq.ft. (161.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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.  
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