Portland Road, Hove

£1,000,000

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Portland Road, Hove, BN3 5DL

An impressive Victorian house with five bedrooms, two elegant reception rooms, two bathrooms and south facing garden. This property is perfect for those seeking a period home that is spacious, light and is exceptionally well presented, with shutter dressed windows throughout.

As you enter, you are greeted by the grandeur of original features, including stunning ceiling roses, intricate cornices and beautiful stained glass inserts in the internal doors. The ground floor boasts engineered wood flooring throughout and the front reception room showcases an exquisite Victorian open fireplace, complete with an original marble surround and mantlepiece. Bespoke fitted cupboards either side adds a touch of sophistication. The dining room has French doors which seamlessly connects to the rear garden, creating an ideal space for entertaining.

The bespoke kitchen includes a Benchmark fitted kitchen featuring a larder cupboard, integrated dishwasher and microwave. Space for a range cooker, American-style fridge freezer, washing machine and dryer. Double glazed doors provide easy access to the Mediterranean-style rear garden, which is south-facing and adorned with a selection of palms and fruit trees, complemented by a charming stone patio. This wonderful space is a perfect retreat for relaxation or entertaining and is is also very practical with secure gated side access and storage sheds.

On the first floor, the impressive principal bedroom boasts another beautiful marble fireplace with original tile inserts and bay window, there is also an ensuite bathroom that includes a bath with shower over, W.C. and vanity unit. The split-level landing also provides access to two additional double bedrooms, a family bathroom and a separate W.C. The top floor features two double bedrooms, one with access to a large partially boarded loft space, perfect for storage.

Location

This extremely convenient location has bakeries, an array of local pubs and café's to choose from that are just moments away on Portland Road. There is also a choice of main line train stations, Hove station is approximately only 0.6 miles away and Portslade Station (1.2 miles in distance), both have direct links to Gatwick and central London. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The position of this property is well served with regular bus services providing easy access into the city centre and surrounding areas. In nearby Blatchington Road, George Street and Church Road, there is a selection of supermarkets, restaurants and high street shops.

Hove promenade is moments away, 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 grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle tennis courts. Rockwater and Babble hospitality venues are also situated on the seafront nearby (approximately 0.7 miles in distance),

There is a selection of well regarded schools, educational facilities and nurseries in this area that includes West Hove Primary, Goldstone Primary, St Christopher's and Hove Village Nursery.

Additional Information

EPC rating: E
Internal measurement: 1,682 Square feet / 156.4 Square meters
Tenure: Freehold
Council tax band: D
Parking zone: R

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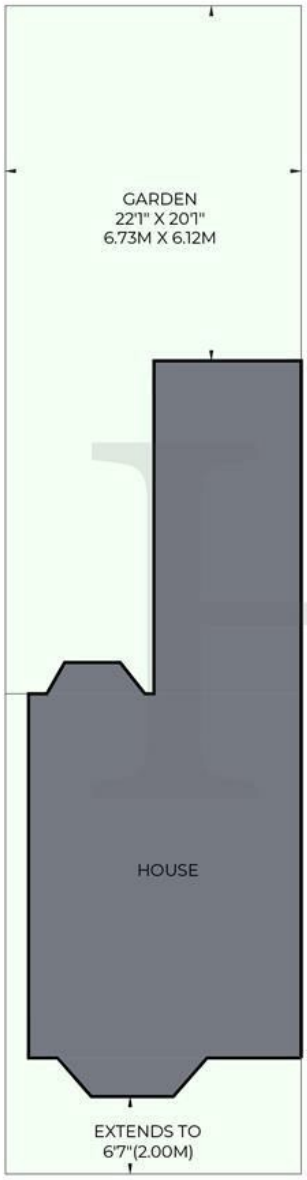
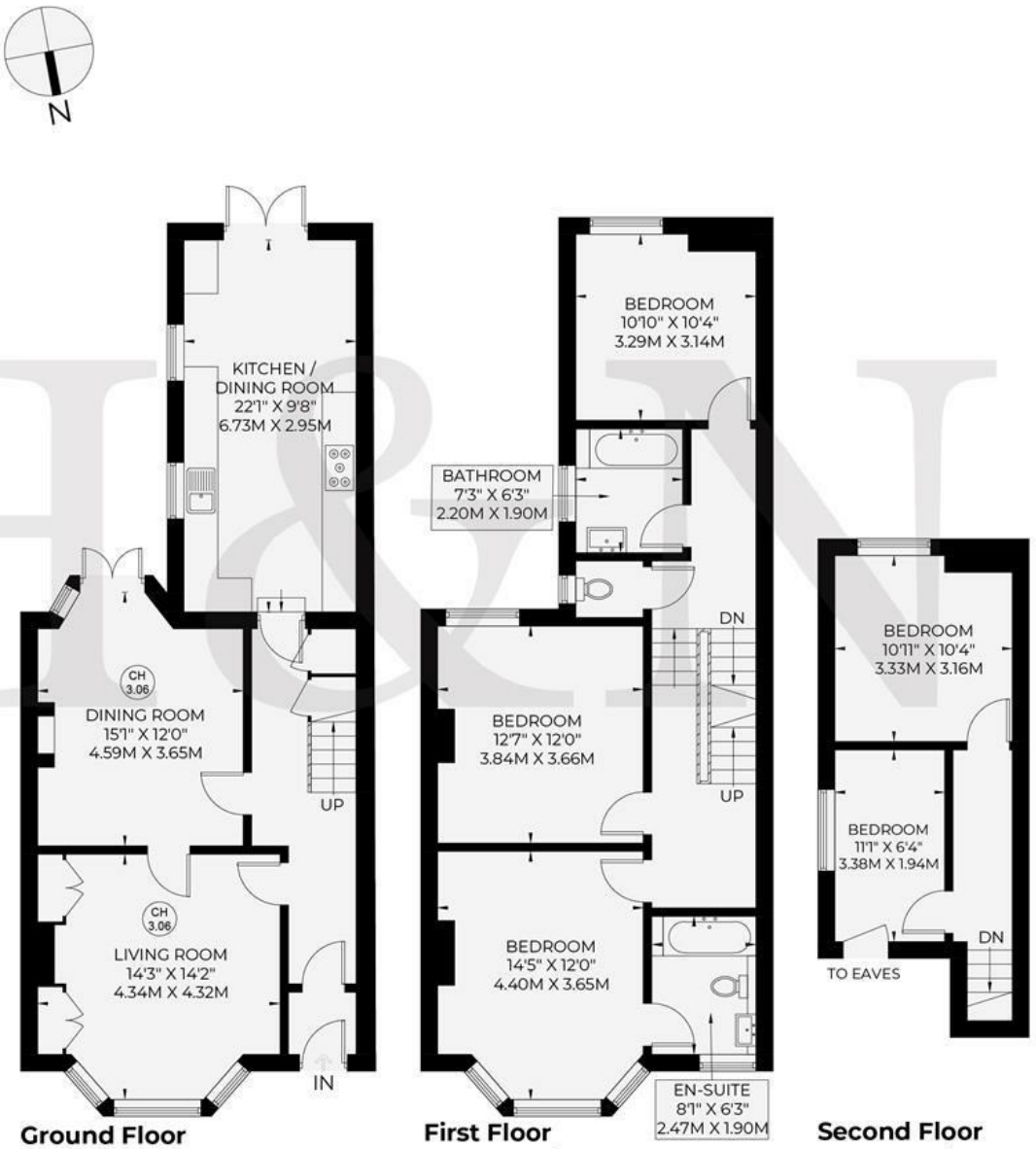


Site Plan



Ground Floor
66.6 sq m / 716 sq ft

First Floor
67.1 sq m / 722 sq ft

Second Floor
22.7 sq m / 244 sq ft

APPROXIMATE GROSS INTERNAL AREA = 156.4 sq m / 1682 sq ft

RICS Certified Property Measurer

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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