



FOSTER
& **CO.**

Carlisle Road

Hove, BN3 4FR

Guide price £2,000,000

Originally built as a grand single residence and now arranged as two separate flats, the property presents a rare opportunity to create an exceptional family home in one of Hove's most sought-after residential roads. The scale, character and flexibility of the layout make this a particularly exciting prospect, with scope to reconfigure the accommodation, modernise further and potentially extend into the loft space, subject to the necessary consents.

The house has an impressive and handsome Edwardian frontage, with red brick elevations, decorative tile hanging, bay windows and a charming first-floor balcony giving it real kerb appeal. Internally, the property retains a wealth of period detail, including high ceilings, elegant cornicing, original fireplaces, exposed timber floors, stained-glass panels and a beautiful tiled entrance hall that immediately sets the tone.

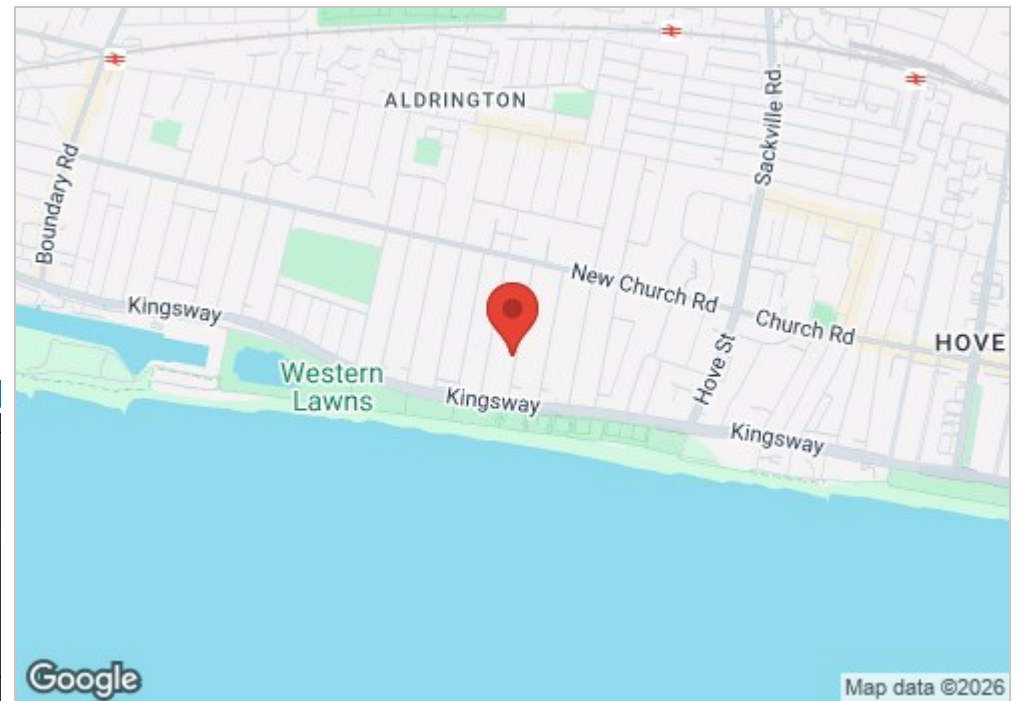
The ground floor offers generous and beautifully connected living space, including an elegant front reception room with a bay window, fireplace, high ceilings and period detailing. From here, the accommodation flows through to the rear lounge area and into the spacious kitchen/dining room, creating a superb family layout with a lovely sense of openness. The kitchen is fitted with a breakfast bar, timber flooring and excellent space for dining, while the garden-facing dining area enjoys plenty of natural light and direct access out to the west-facing rear garden, making it a natural hub of the home.

The first floor continues to offer excellent proportions, with further bedrooms, a separate living room, kitchen, bathroom facilities and balcony access. This floor also enjoys plenty of natural light and offers considerable flexibility, whether retained as separate accommodation or brought back into the main house as part of a substantial family residence.

Outside, the west-facing rear garden is a wonderful asset. Mature planting, lawn, patio seating areas and established borders create a private and leafy setting, ideal for children, entertaining and summer evenings. There are also useful outbuildings/stores, adding further practicality.

Carlisle Road is highly regarded for its attractive Edwardian architecture, strong community feel and excellent position close to Hove seafront. Rockwater, local cafes, shops, schools and transport links are all within easy reach, while Church Road, Hove Lagoon and the wider seafront amenities are also nearby.

With its combination of scale, period charm, garden, parking and future potential, 16 Carlisle Road represents a rare chance to secure and shape a landmark family home in a prime Hove location. Viewing is highly recommended to fully appreciate the space, character and opportunity on offer

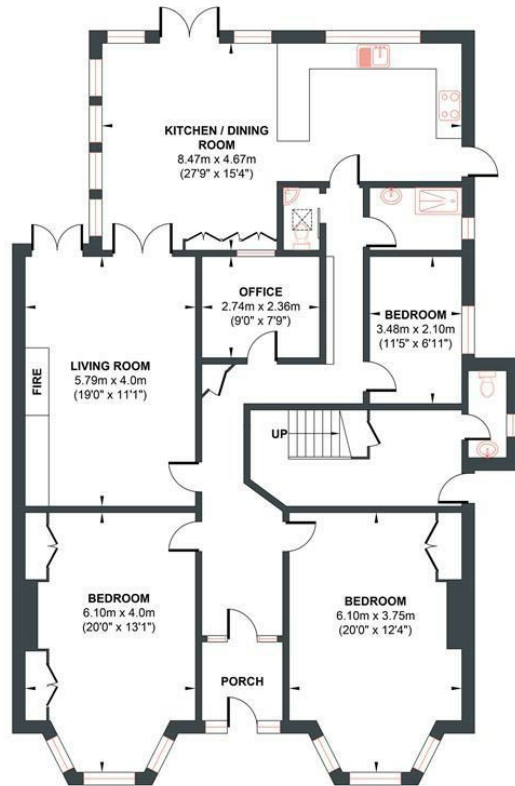


- Detached Villa
- Development Opportunity
- Original Features Throughout
- Open Fireplace
- One Minute Walk to Hove beach
- Prestigious Hove Location
- West Facing Garden
- Over 3000sq ft
- Quiet Tree Lined Road
- Off Street Parking

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	79
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

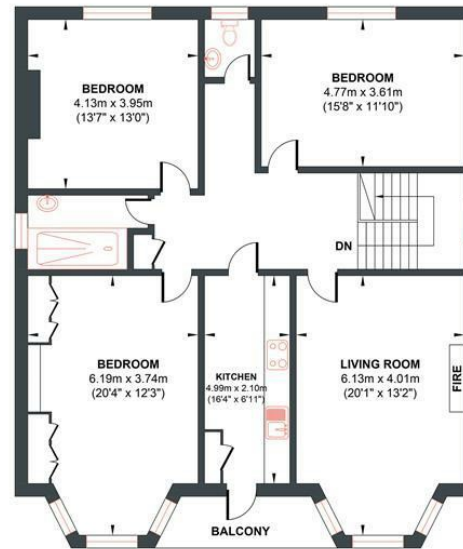
CARLISLE ROAD

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 278.7 sq m / 3000 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.



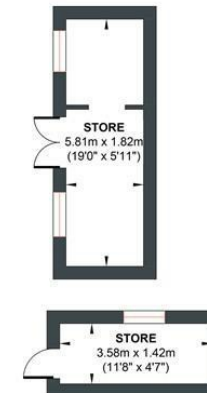
GROUND FLOOR

Approximate Floor Area
1739.55 sq ft
(161.61 sq m)



FIRST FLOOR

Approximate Floor Area
1260.34 sq ft
(117.09 sq m)



OUTBUILDING

Approximate Floor Area
168.45 sq ft
(15.65 sq m)

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All measurements are approximate



