



## 26 Langdale Gardens Hove BN3 4HG

Asking Price Of £1,600,000

- PRESENTED IN EXCELLENT ORDER
- STUNNING LOCATION
- SKILFULLY EXTENDED AND RECONFIGURED
- FOUR DOUBLE BEDROOMS
- FAMILY BATHROOM
- BEAUTIFUL OPEN PLAN KITCHEN/LIVING ROOM
- SITTING ROOM
- WEST FACING GARDEN

Whitlock and Heaps are delighted to bring to market this exemplary Edwardian semi-detached family home that has undergone an extensive refurbishment programme over the past two years. It has been re-designed to now offer the most stunning open plan living space to the ground floor featuring full width bi-fold doors that lead onto the West facing rear garden. There is also a separate sitting room with a log burner. Over the first floor are three double bedrooms and a spacious family bathroom and utility. The top floor boasts the most wonderful Master bedroom with a west facing 'Juliet' balcony and range of fitted wardrobes. Langdale Gardens is a prime residential location just up from the seafront and the recently completed Hove Beach Park. Hove mainline station and an array of eateries, cafes and shopping facilities are all within easy reach.

## ENTRANCE HALL

**CLOAKROOM** Comprising wash hand basin with cupboard under, low level w.c., tiled floor.

## OPEN PLAN KITCHEN/LIVING AND DINING ROOM Kitchen Area

Tastefully designed offering ample work space and a wide range of fitted base and wall units. The Quartz worksurfaces are a particular feature and are showcased in the island which has storage and seating overlooking the living section and garden. There is a seven ring 'Smeg' range cooker, double width 'Hisense' fridge/freezer and integrated dishwasher and eye level 'Bosch' microwave.

### Living and Dining Area's

All the ground floor features Oak parquet flooring with underfloor heating, to the front is a sash UPVC double glazed bay window and fitted wall unit with shelving and cupboards. This amazing space is finished by the six pane full width bi-folding doors opening onto the West facing garden.

**SITTING ROOM** A wonderful relaxing space with a log burner. There is fitted shelving and cupboards in the alcoves and a sash UPVC double glazed bay window to the front.

## FIRST FLOOR

**LANDING** Skilfully redesigned with two large windows offering an expansive light from the ground floor to the top.

**BEDROOM 2** Range of fitted wardrobes, UPVC double glazed sash bay window, radiator, door to:

### BALCONY

**BEDROOM 3** UPVC double glazed sash bay window, radiator.

**BEDROOM 4** UPVC double glazed sash window, radiator.

**BATHROOM** Spacious family bathroom comprising roll top bath with mixer tap and telephone style shower attachment, separate walk in shower, pedestal wash hand basin, low level w.c., part tiled walls, tiled floor, electric underfloor heating, radiator and towel rail, sash frosted UPVC double glazed window.

**UTILITY ROOM** Plumbing and space for washing machine and tumble dryer, cupboard housing gas fired boiler, wooden worktop, tiled floor.

## TOP FLOOR

**MASTER BEDROOM** A stunning room with a west facing 'Juliet' balcony, range of fitted wardrobes, two velux windows, radiator.

**SHOWER ROOM** Comprising 'Vidulux' steam shower, wash basin with drawers under, low level w.c., large velux window, heated towel rail, tiled floor with electric under floor heating.

## OUTSIDE

### FRONT GARDEN

**REAR GARDEN** Landscaped west facing garden with raised flower borders, gate offering side access.

### LANGDALE GARDENS

HOVE

APPROXIMATE GROSS INTERNAL AREA  
204.2 sq m / 2197 sq ft



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Score	Energy rating	Current	Potential
92+	A		
81-91	B		81 B
69-80	C		69 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

**Council Tax Band F** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

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