



Stoneham Road

Hove, BN3 5HE

Guide price £950,000

The accommodation is arranged across four floors and finished to an excellent specification. The ground floor offers a versatile sitting room extending over 32 ft, with the flexibility to create a study or additional bedroom if desired. On the first floor, two well-proportioned bedrooms are served by both a family bathroom and an en suite shower room, stylishly refurbished in 2024.

The second floor forms the heart of the home with an expansive open-plan kitchen, dining and living space. Here, original brickwork, arched factory windows and lofty proportions combine to create a dramatic yet comfortable setting for modern living and entertaining.

On the top floor, a further sitting area opens via full-height glazed doors onto a private roof terrace, with far-reaching views across the rooftops of Hove and out to sea.

Externally, the rear garden has been redesigned into a lush, low-maintenance retreat with tropical planting, tiled paving and a versatile garden studio. The studio is fully powered and hardwired with internet connection, making it perfect as a home office, gym or creative workspace.

Further highlights include Lutron lighting throughout and a share of freehold interest within this boutique development.

Key Information:

Tenure: Share of Freehold (1/7th share of company)

Service Charge: Approx. £125 per month (building insurance, window cleaning & communal maintenance)

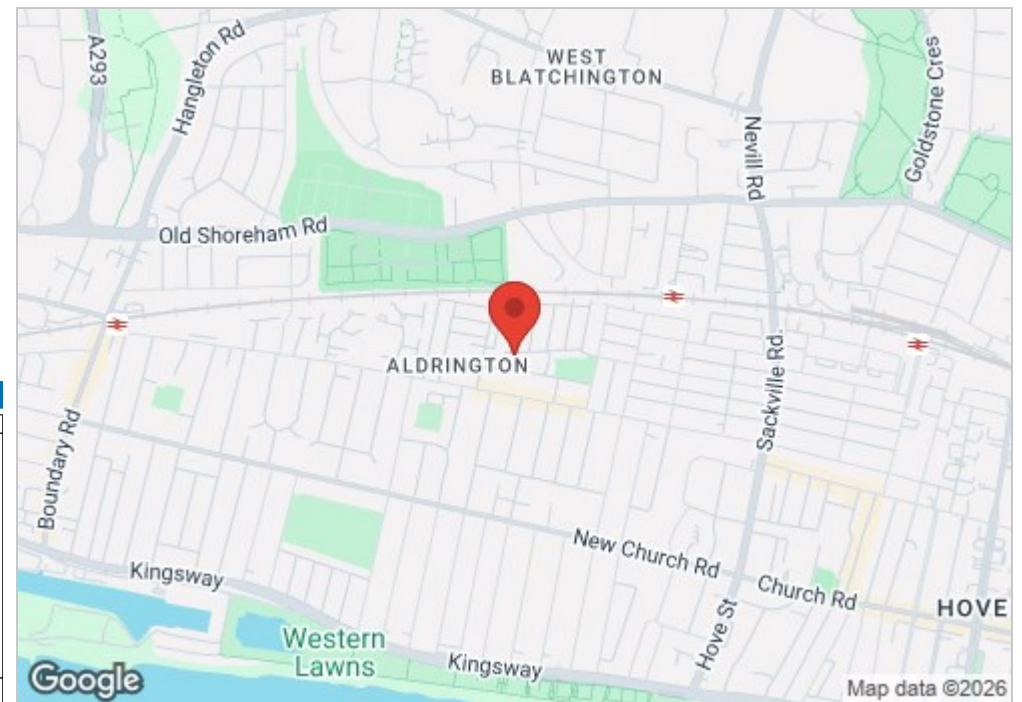
Ground Rent: £100 per annum (not levied)

Council Tax: Band F – approx. £3,377 per year

This is a rare opportunity to secure one of Hove's most distinctive homes, offering a unique blend of heritage architecture, contemporary comfort and coastal living.

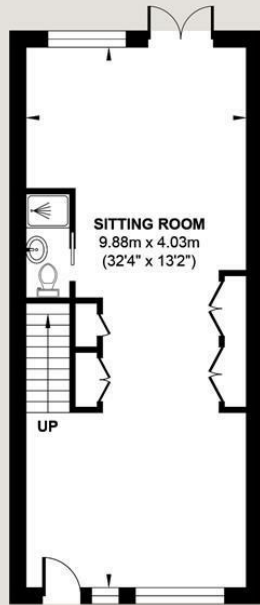
- 1,462 sq ft four-storey townhouse within the historic Maynards Sweet Factory conversion
- Striking industrial features including exposed brickwork and arched factory windows
- Two bedrooms and two bathrooms on the first floor, refurbished to a high specification in 2024
- Top floor sitting room with full-height glazing opening to private roof terrace with sea views
- Fully powered garden studio with hardwired internet – ideal for office, gym or creative space
- Iconic 1902 red-brick building converted by John Kerr Associates in 2002
- Ground floor 32 ft sitting room with potential to create additional bedroom or study
- Expansive open-plan kitchen, dining and living area on the second floor
- Landscaped rear garden with tropical planting and tiled flooring

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	65	83
England & Wales		EU Directive 2002/91/EC

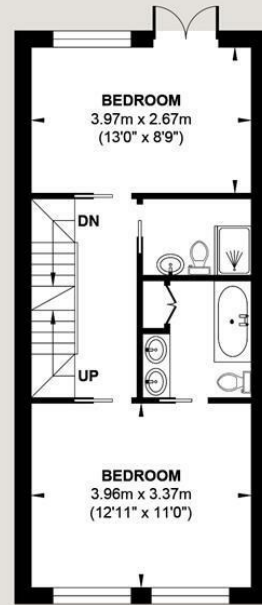


STONEHAM ROAD

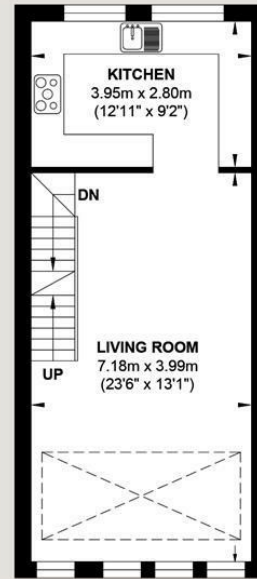
Approx. Gross Internal Floor Area (Excluding Outbuilding) = 135.86 sq m / 1462.39 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



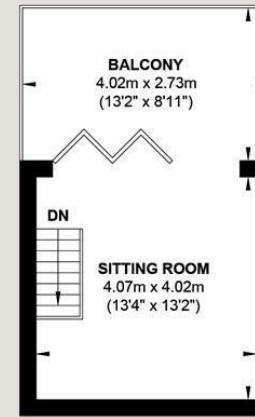
GROUND FLOOR
Approximate Floor Area
428.62 sq ft
(39.82 sq m)



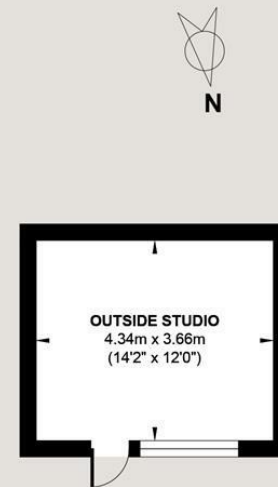
FIRST FLOOR
Approximate Floor Area
428.62 sq ft
(39.82 sq m)



SECOND FLOOR
Approximate Floor Area
428.62 sq ft
(39.82 sq m)



THIRD FLOOR
Approximate Floor Area
176.53 sq ft
(16.40 sq m)



OUTSIDE STUDIO
Approximate Floor Area
170.93 sq ft
(15.88 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate



