11 Rothbury Road

Hove, BN3 5LG

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Offers in excess of £925,000

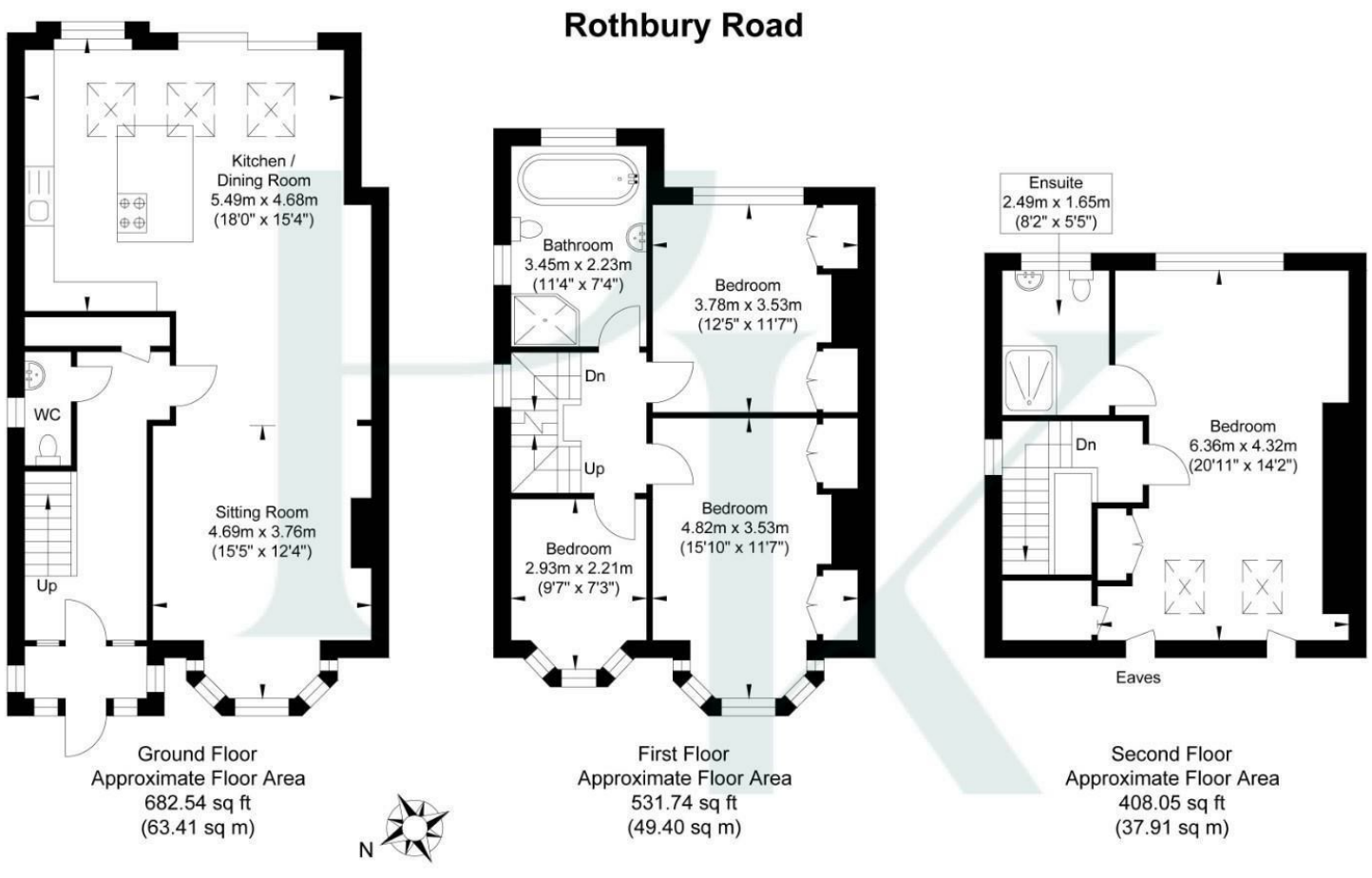
There is an immediate sense of warmth and quality throughout this beautifully presented Edwardian semi-detached home, where elegant period character sits effortlessly alongside thoughtfully designed contemporary living. Offering over 1,600 sq ft of accommodation across three floors, this is a home perfectly suited to modern family life.

The heart of the house is the stunning open-plan kitchen, dining and family room, designed with both everyday living and entertaining in mind. A bespoke fitted kitchen with a generous central island forms the focal point, while a striking oriel window with built-in seating creates the perfect spot to relax overlooking the garden. Large sliding doors and overhead rooflights flood the space with natural light, opening seamlessly onto the beautifully landscaped rear garden and creating a wonderful connection between inside and out. To the front, the elegant bay-fronted sitting room provides a quieter retreat, rich in period charm, while a separate utility room and cloakroom add practicality to the ground floor.

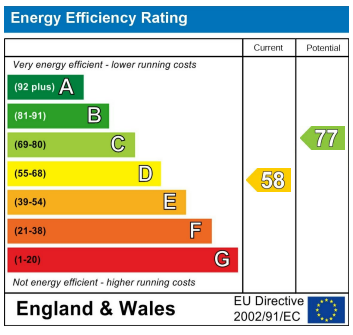
The first floor offers three generous double bedrooms, two enjoying attractive bay windows and bespoke fitted storage, together with a stylish family bathroom featuring both a bath and separate shower. The impressive principal bedroom occupies the entire top floor, creating a luxurious sanctuary complete with a contemporary en-suite shower room, extensive fitted storage and elevated views stretching towards the sea.

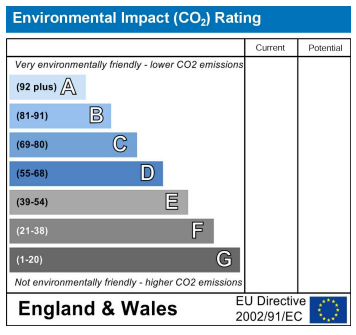
Outside, the landscaped rear garden has been thoughtfully designed for both entertaining and family enjoyment, with a generous lawn, mature planting and two separate terraces allowing you to follow the sun throughout the day. To the front, a private driveway provides valuable off-road parking together with an EV charging point.

Rothbury Road is one of West Hove's most sought-after residential addresses, appreciated for its attractive tree-lined setting, strong sense of community and excellent convenience. The seafront, Hove Lagoon, independent cafés, local shops and highly regarded schools are all within easy reach, while Hove Station and excellent transport links make commuting into Brighton and London straightforward.



Approximate Gross Internal Area = 150.72 sq m / 1622.33 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.





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