



Carlisle Road, BN3

£2,000,000 - £2,200,000

ASTON
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INTRODUCING

Carlisle Road, BN3

Generous Edwardian family home arranged as two apartments but with potential to return to one grand residence on a prestigious road in Hove

- Hove Seafront at the bottom of the road
- Abundant with original period features
- Potential to add 1000 sq. ft by converting the loft
- Largest plot on the road
- West facing garden
- Ideal Family location close to excellent schools, parks and the beach
- Excellent transport links within walking distance
- Planning in place mid-August to convert the property back into one large residence.

Very occasionally, a property comes to market that offers something genuinely difficult to find — the combination of original architecture, exceptional scale and real future potential in a location that needs no introduction. 16 Carlisle Road is one of those properties. A substantial Edwardian house of over 3,000 square feet, less than a minute from Hove Seafront, it is currently arranged as two flats — but its obvious destiny is as a single, landmark family home.

Exterior & Entrance:

Set on the largest plot on the road, behind border walls, the house has a strong and immediately recognisable presence. The classic double-fronted Edwardian façade of red brick and decorative hung tiles, generous bay windows and a first-floor balcony all contribute to its kerb appeal, but it is inside where the true scale of the property becomes apparent. The entrance hall is vast — decorative tiled flooring, high ceilings and stained-glass panels all intact and all indicative of the quality of the original build. As a starting point for a substantial renovation, it sets a very promising tone.





Ground Floor Reception Rooms:

The ground floor offers generous and well-connected living space across two front-facing reception rooms, each with easterly bay windows and a good level of retained period detail — original cornicing, wood flooring, deep skirting boards and built-in cabinetry all present throughout. Both rooms are well-proportioned and versatile, easily adapted to suit the changing needs of a family over time — whether that means playrooms and informal sitting rooms in the earlier years, or more defined entertaining and relaxation spaces as children grow.

Kitchen, Dining & Living Room:

Mirroring the proportions of the front reception rooms, a generous living room connects through to the conservatory dining room and kitchen, creating one expansive and naturally light living space that works equally well for family life and entertaining. An open fireplace set within a grand marble surround anchors the room during the cooler months, while French doors open the space directly onto the garden in summer, blurring the boundary between inside and out.



To the rear, the dining room sits beneath a full-height conservatory roof, with windows framing the garden on all sides and a natural flow through to the kitchen beyond. A peninsular island provides a sociable focal point and additional preparation space, while the kitchen itself offers ample room for serious cooking. Taken as a whole, this rear section of the house has considerable scope to be reimaged and extended further into the garden — creating a truly spectacular open-plan entertaining space that would sit at the heart of the finished home.





First Floor

The first floor continues to deliver on scale and proportion, offering further bedrooms, a separate living room, kitchen and bathroom facilities, along with access to the first-floor balcony — from which the sea is visible, and the quiet, tree-lined road below provides an exceptionally attractive outlook in both directions.

This level lends itself naturally to reintegration into the main house, whether configured as a principal bedroom suite, additional family accommodation, or a combination of the two. Equally, for those with extended family in mind, the existing layout offers a compelling case for multi-generational living — a trend that is increasingly prevalent and practical, and one that this house accommodates with ease. Crucially, the retention of the first-floor kitchen need not present a barrier to financing; many lenders are comfortable with this arrangement, and it offers genuine flexibility for new owners to approach the reconfiguration at their own pace.

Loft Space

Beyond the existing footprint, the loft presents a further and significant opportunity. Subject to the necessary consents, a loft extension of this house type could realistically deliver in the region of an additional 1,000 square feet of living space — enough for a principal bedroom suite, further bedrooms or a combination of both, and a transformation that would add considerable value to what is already a substantial home.

For those looking to put their own stamp on a property, add value at every stage and shape a home around their own requirements, the scope here is exceptional. Very few properties at this level offer this degree of flexibility, this much potential and this much character in equal measure.













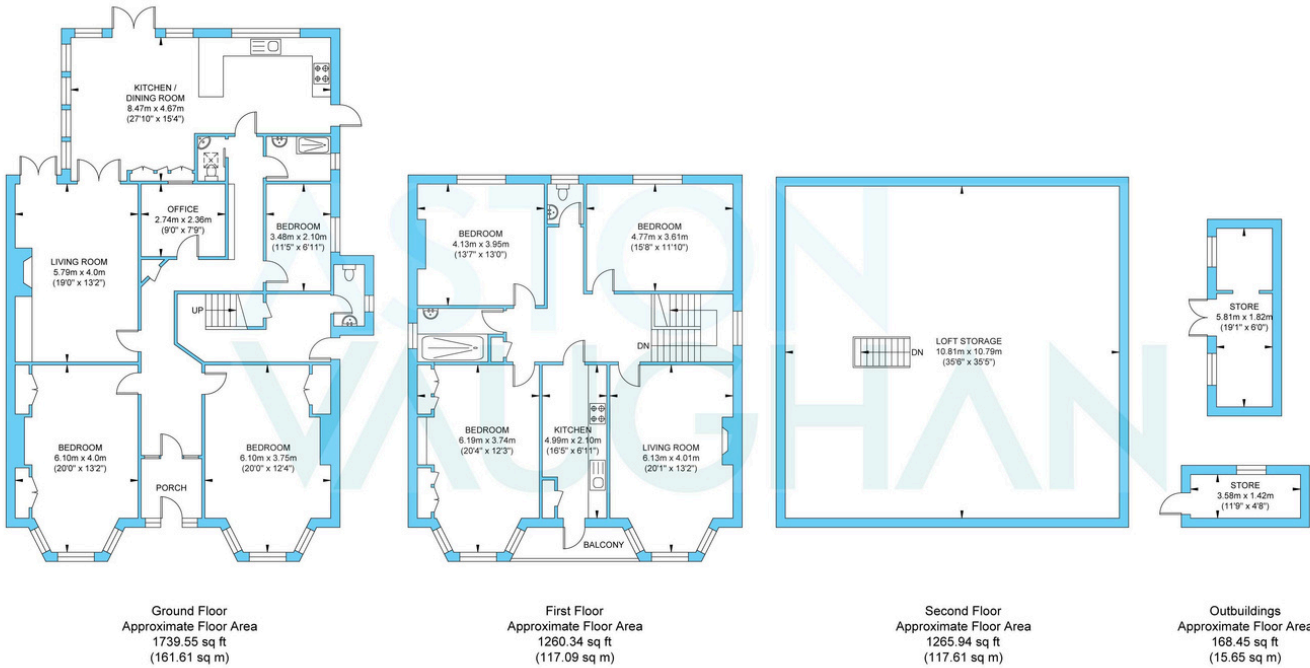
Education:

- Primary: West Hove Primary, At. Andrew's CofE
- Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC
- Private: Brighton College, St Christopher's School

Good to Know:

Carlisle Road sits in one of Hove's most desirable and well-connected residential pockets, with the beach less than a minute's walk from the front door. Babble— the seafront's new and most celebrated destination for food, drink and a sense of occasion — is just moments beyond, and Church Road, Hove Lagoon, local cafés, independent shops and well-regarded schools are all within easy reach on foot. The wider amenities of both Hove and Brighton are readily accessible by foot, bike or a short bus ride, and for those who need to travel further afield, Aldrington, Hove and Portslade stations all provide regular rail services to Brighton, Gatwick and London. The A23 and A27 are equally accessible for those who prefer to drive, connecting the city swiftly to the universities, the coast and beyond. It is, in every practical sense, an exceptionally well-positioned address.

Carlisle Road



Approximate Gross Internal Area (Excluding Outbuildings & Loft Storage) = 278.70 sq m / 3000 sq ft

Approximate Gross Internal Area (Including Outbuildings & Loft Storage) = 411.96 sq m / 4434 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.