

# Connaught Road

## Hove

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## Connaught Road Hove



2

BEDROOM

3

RECEPTION

2

BATHROOM

### About the property

Situated in the heart of central Hove, this exceptionally spacious two-bedroom garden flat occupies the ground and lower ground floors of a characterful period converted house. Offering generous accommodation, excellent natural light and a substantial private rear garden, this is a fantastic home in an enviable location.

The property opens into a large front reception room, featuring attractive bay windows which flood the space with natural light. A modern and cosy fitted kitchen with integrated appliances leads through to a bright conservatory reception room, creating a versatile space ideal for entertaining, relaxing or enjoying a quiet afternoon with a book.

Both bedrooms are impressive doubles, offering an abundance of space. The principal bedroom benefits from direct access onto the rear garden, while the second bedroom opens into the conservatory/snug, providing a flexible additional living space.

The substantial rear garden is a particular highlight, with a combination of lawn and decking, providing plenty of space for outdoor dining, entertaining and relaxing. A separate sun room offers useful additional space, ideal for storage or as a hobby area.

The lower ground floor provides a wonderful private retreat, complete with a shower room incorporating a private sauna – perfect for relaxing and enjoying an at-home spa day.

Connaught Road is ideally positioned in central Hove, just a short five-minute walk from Hove seafront, with its popular restaurants, cafés and leisure facilities. The property is also conveniently located just off Church Road, placing an excellent range of shops, amenities and transport links close at hand.







## What the owner says

What the owner says:

After living here for the past 15 years, we can honestly say what an amazing street Connaught Road is, close to all amenities, in fact just perfect!

We have poured a lot of love into this flat, by creating a truly unique and bespoke kitchen made with totally recycled materials and rearranging the layout of the place to create a perfect home for us.

It will be hard to leave, we love this flat and the garden adds a special magic to it, as you would never think we were in the heart of such a vibrant area of Hove, just a stones throw away from Hove Seafront.

We have now reached a stage in our lives where we would love to move into a lovely bungalow, and it's been a long and hard decision to make, but it just feels right for us.



SCAN HERE TO OFFER ON THIS PROPERTY







Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            | 74                      | 78        |
| (55-68) <b>D</b>                            |                         |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |