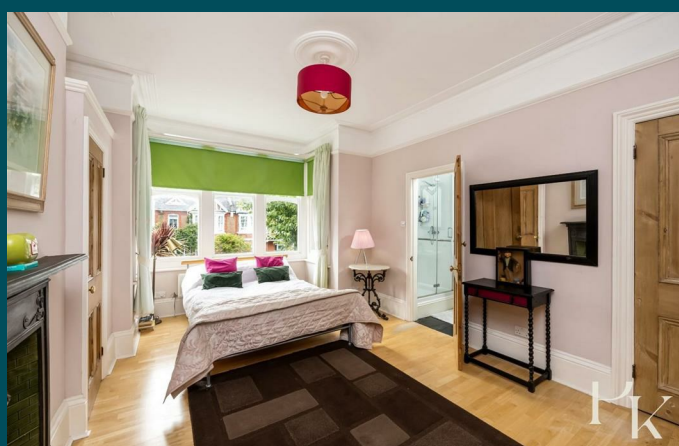
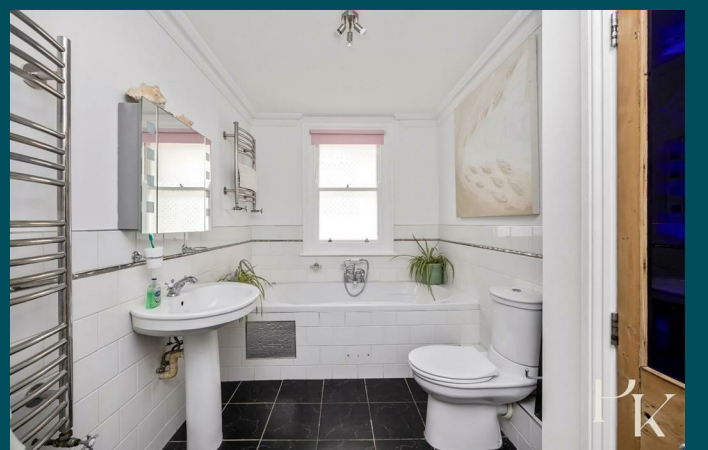




79 Carlisle Road

Hove, BN3 4FQ

Asking price £900,000

Occupying the first and second floors of an attractive period property on Carlisle Road, this exceptionally spacious four-bedroom, three-bathroom maisonette benefits from its own private entrance, approximately 1,773 sq ft of accommodation, and a delightful private rear garden.

Accessed via its own street-level entrance, the property has a wonderful sense of independence and is arranged across two substantial floors. The accommodation combines generous proportions and excellent natural light with an abundance of attractive period detailing.

A particularly impressive reception room features a large bay window, high ceilings, decorative corning and an ornate period fireplace, creating a wonderfully characterful main living space.

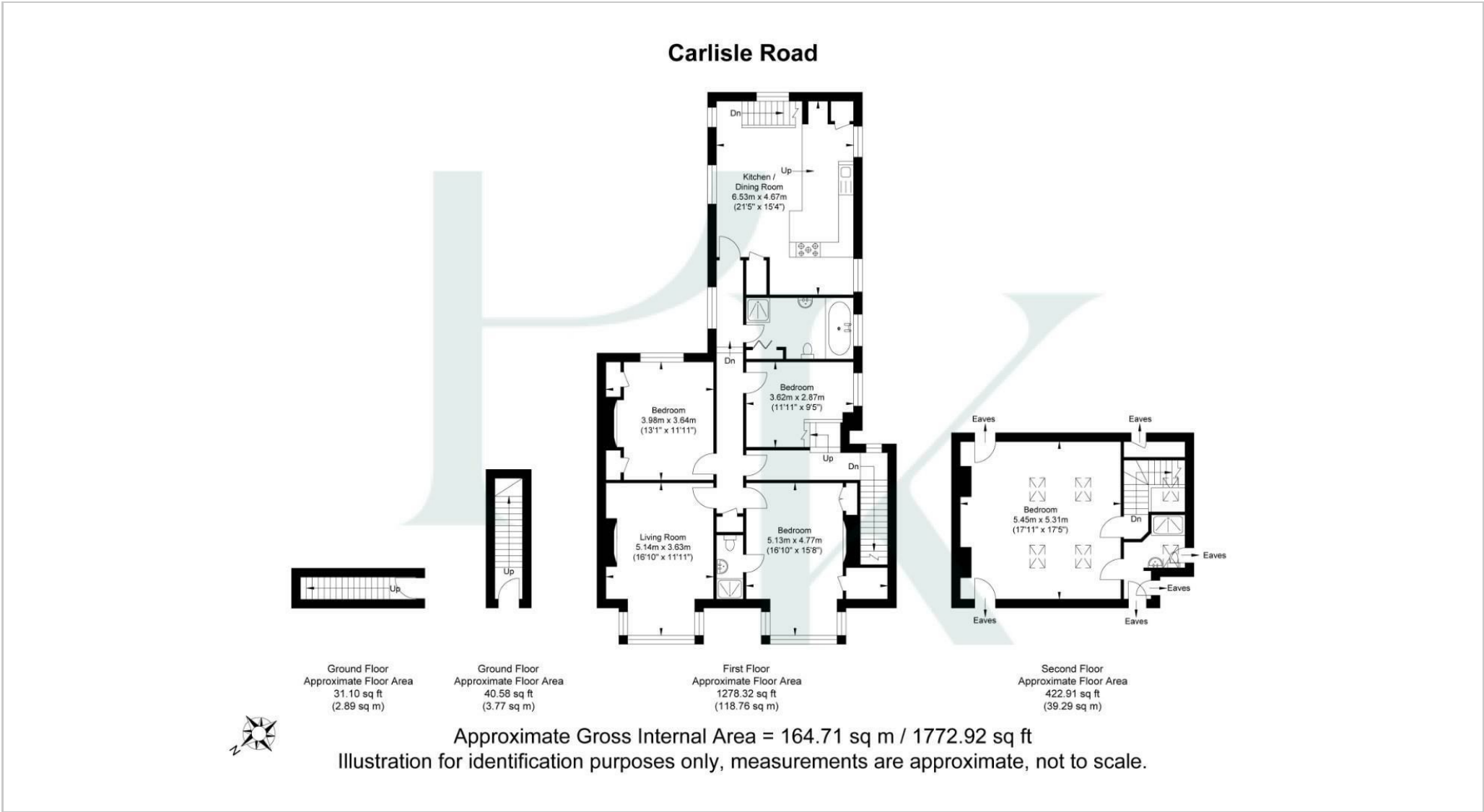
To the rear, the spacious kitchen/dining room provides an excellent sociable heart to the home, with ample room for both dining and relaxed seating alongside a well-appointed fitted kitchen. Numerous windows bring plenty of natural light into the room.

The sleeping accommodation is unusually generous. Three bedrooms are arranged across the main floor, including impressive double bedrooms with attractive period features, while the converted top floor provides a superb principal bedroom. Measuring approximately 17'11" x 17'5", this striking room benefits from extensive Velux windows, exposed brickwork and useful eaves storage, creating a bright and characterful retreat.

Three bathrooms/shower rooms serve the property, making the layout particularly practical for a larger family or those looking for flexible guest accommodation and home-working space.

Outside, the property enjoys a private rear garden, a particularly desirable feature for a home of this type. Mature planting surrounds areas of lawn and decking, providing an attractive setting for outdoor dining, entertaining and relaxing.

Situated on sought-after Carlisle Road in Hove, this substantial and versatile home offers many of the qualities associated with a house, including its own private entrance, extensive accommodation arranged over two floors and a private garden, while retaining the convenience of apartment living.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			75
(55-68) D		60	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

Pearson
Keehan