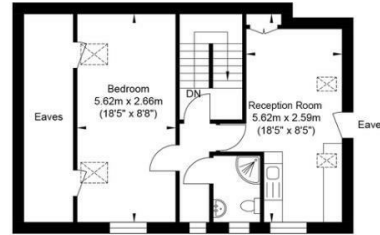


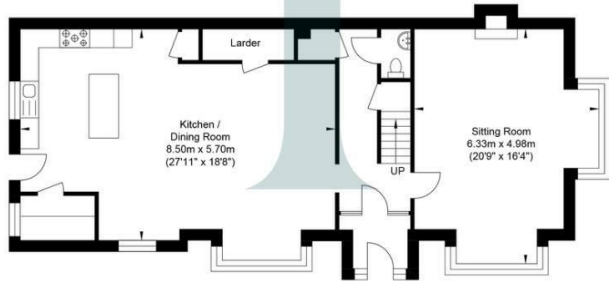


Chanctonbury Road, Hove, BN3 6EL  
Guide price £1,150,000 - Freehold

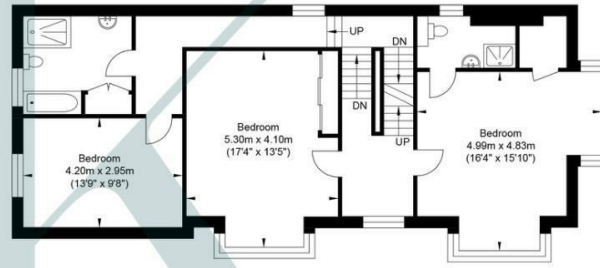
# Chanctonbury Road



Second Floor  
Approximate Floor Area  
512.58 sq ft  
(47.62 sq m)



Ground Floor  
Approximate Floor Area  
948.08 sq ft  
(88.08 sq m)



First Floor  
Approximate Floor Area  
931.08 sq ft  
(86.5 sq m)



Approximate Gross Internal Area = 222.2 sq m / 2391.74 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

**Council Tax: E**

These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and furniture. This material is protected by the laws of copyright. The owner of the copyright is Mishon Mackay Estate Agents. This property sheet forms part of our database rights and copyright laws. No unauthorised copying or distribution without permission.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A		
B			
C			
D			
E			
F			
G			
Not energy efficient - higher running costs			
England & Wales		65	76

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions	A		
B			
C			
D			
E			
F			
G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales			

A substantial detached period home occupying a prominent corner plot in a highly sought-after Hove location, offering generous accommodation across three floors, off-road parking, and a wealth of original features throughout.

This impressive property retains beautiful period detailing including original wooden flooring, high ceilings, large bay windows and feature fireplaces, while providing spacious and versatile living accommodation ideal for families or those working from home. Many of the principal rooms benefit from dual aspect windows, creating particularly bright and airy spaces throughout.

The ground floor is a particular feature of the home, with a vast kitchen, dining and entertaining space forming the heart of the property. The kitchen is centred around a large island and offers extensive worktop and storage space, with plenty of room for a large dining table and entertaining area. There is also a separate larder and a useful utility cupboard, along with a ground floor WC. The kitchen area provides direct access to the courtyard garden, making it an ideal layout for indoor and outdoor living.

Also on the ground floor is a large sitting room with bay window and feature fireplace, creating a separate reception space to the open plan kitchen and dining area.

Across the upper floors, the first floor comprises three spacious double bedrooms, including a principal bedroom with en-suite shower room, as well as a family bathroom serving this floor. The second floor provides a further double bedroom and an additional reception room, which could be used as a living area, home office or guest space, and could also work well as a granny annexe or suite for older children or relatives. Many of the bedrooms benefit from dual aspect windows, creating bright and airy rooms with plenty of natural light.

Chanctonbury Road is ideally positioned in this highly desirable area between Hove and Brighton, within walking distance of Seven Dials, known for its excellent range of independent shops, cafés, restaurants and local amenities. The property is conveniently located close to Brighton Station, making it ideal for commuters, and is also near BHASVIC College. Nearby green spaces include BHASVIC Green, St Ann's Well Gardens and Hove Recreation Ground, while the seafront is also within easy walking distance. The area is particularly popular due to its combination of period homes, green spaces, good schools and excellent transport links, making it one of the most sought-after residential locations in the city.

Pearson Keehan

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