

Rothbury Road

Hove

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Rothbury Road Hove



4

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

Beautifully presented, substantial and elegant Edwardian semi-detached four-bedroom home, set on a tranquil, tree-lined crescent in a highly sought-after area of Hove. A welcoming entrance hall with striking checkered tiles leads to an exceptional open-plan living space, seamlessly connecting the living room, dining area and kitchen. The bespoke kitchen is centred around a sociable island with induction hob, breakfast bar and integrated shelving, while an Oriel window with built-in seating frames views of the extensive garden. Overhead Velux windows and oversized sliding doors flood the space with natural light, while the dining area is elegantly defined by acoustic panelling and the bay-fronted living room offers a cosy retreat.

The landscaped garden is a standout feature, with a generous lawn extending from a raised tiled terrace, mature planting and a second terrace positioned to capture the sun, along with useful side access. The ground floor also benefits from a separate utility space, under-stair storage and a cloakroom.

The first floor offers three well-proportioned bedrooms and a bright family bathroom with separate bath and shower. Two bedrooms feature attractive bay windows with two of the bedrooms offering bespoke fitted storage. The top floor hosts an impressive principal suite, filled with light from front and rear windows, with views stretching towards the seafront. A contemporary en-suite includes a walk-in shower beneath a skylight, complemented by bespoke cabinetry and eaves storage.

A front driveway provides off-street parking with an EV charging point. Located in the highly desirable area of West Hove, the property enjoys a strong community feel, within walking distance of the seafront, independent shops, cafés, restaurants and well-regarded schools.







What the owner says

Our family has loved living in Rothbury Road; it's close to Wish Park and the sea, and being a short walk to Portslade Station makes it very commutable for anyone working in London.

The area has become more buzzy in recent years as more young families have moved in and it has a nice leafy, suburban feel to it.

We're really proud of the work we've done to the house, particularly the oriel window on to the back garden, and the views right across the city from the master bedroom.

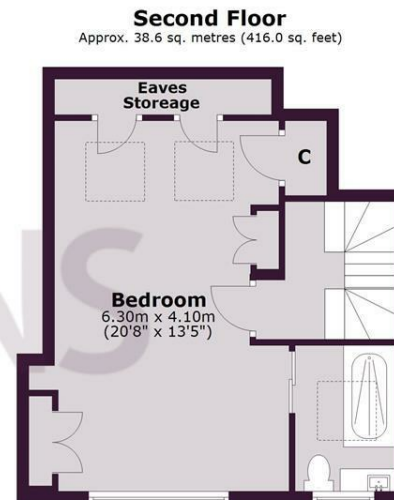
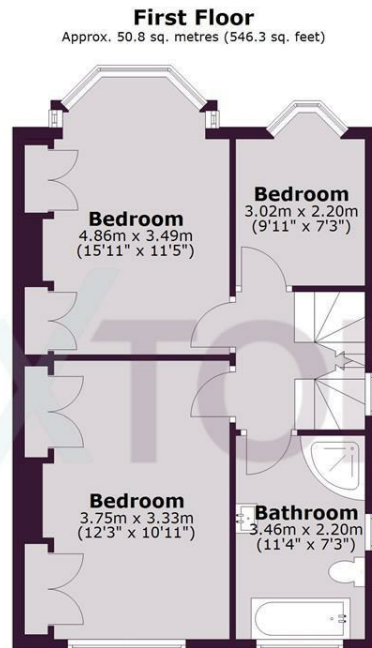
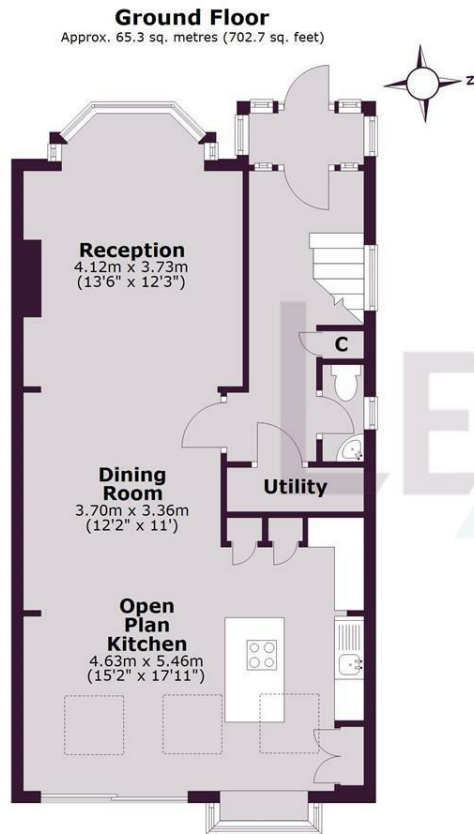
We hope the next people who live here enjoy it as much as we have.



SCAN HERE TO OFFER ON THIS PROPERTY







Total area: approx. 154.7 sq. metres (1664.9 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	