



hamlyn
smith.

Livingstone Road, Hove, BN3 3WN

£700,000

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 4 Bedrooms

 1 Reception

 1 Bathrooms

A beautifully presented Victorian three-bedroom terraced house on Livingstone Road, offering a good-sized garden and arranged over four floors. The property has been completely renovated by its current owners in a contemporary style. Set just off Goldstone Villas, Livingstone Road is no more than a five-minute walk from Hove Station, with a wide choice of bars, coffee shops and local independent retailers close by.

- Three/four bedroom house
- Arranged over four floors
- Open plan kitchen/diner
- Rear garden
- Moments from Hove station
- Very well presented throughout









The house benefits from two main entrances: one on the raised ground floor, opening into the living room, and a second on the lower ground floor, which leads directly into a large open-plan kitchen and dining space. Measuring nearly seven metres in length, this is a generous and flexible room suited to both everyday family life and entertaining. It comfortably accommodates a well-proportioned kitchen, space for a large dining table, and a snug seating area closest to the garden. A handy downstairs WC is also located on this level. At the rear, a large double-glazed window in an anthracite grey frame and a matching glass-panelled door make the most of the garden outlook.

The kitchen has been carefully designed, featuring oak-finished doors by Naked Kitchens alongside contrasting painted wall cabinets in Farrow & Ball "Setting Plaster". Integrated appliances include a fridge freezer, dishwasher and washing machine, and the Rangemaster stove, with two ovens, a separate grill, five gas burners and a stainless-steel splashback, will remain. Flooring throughout this level is wide-planked engineered oak, with terrazzo tiles defining the kitchen area.

From the dining space, doors open onto a tiled lower patio, with steps leading up to a lawned section bordered by planting. At the top of the garden is a decked seating area. There is also a useful garden shed. For those familiar with Poet's Corner gardens, this garden is notably larger and was one of the key attractions for the current owners.

On the raised ground floor, the living room is positioned at the front of the house, with a curved bay and is a cosy room, arranged around a wood-burning stove. Original floorboards have been stripped and continue through to the hallway, where they have been painted in Farrow & Ball "Railings". This colour continues up the staircases, with a stair runner leading from the ground to the first floor. Also on this level is the first bedroom, a well-proportioned room enjoying views over the garden.

The first floor accommodates what would originally have been the principal bedroom prior to the loft conversion. This room spans the full width of the house, measuring over four metres, and features a curved bay window and stripped floorboards. Adjacent is the bathroom, another generous room with a double-ended freestanding bath, which has a pillar tap and shower attachment. A large separate shower cubicle has a low-profile shower tray, and a waterfall shower head. A Vitra oval sink is set on an elegant mid-century sideboard. At the top of the house, the loft conversion has created a spacious principal bedroom, with rooflights to the front and a large rear window offering views across the surrounding rooftops. Built-in storage runs along one side of the room, while the rear section is currently used as a work-from-home area, with ample space for a large desk. Wide oak flooring, matching that used in the kitchen and dining room, continues here, and the room benefits from excellent natural light throughout the day.

Livingstone Road is a residential street made up of Victorian terraces and is ideally placed for anyone who commutes regularly, with Hove Station a short walk away. The No. 7 and No. 21 bus routes can also be accessed on Goldstone Villas. The area has a strong community feel, thanks to the range of local shops, cafés and pubs found on Portland Road, Blatchington Road and Goldstone Villas. The property is well located for families with young children, being close to the popular Hove Junior School on Portland Road and within the catchment area for both Hove Park and Blatchington Mill secondary schools. Three parks are within easy reach, including Hove Park to the north, St Ann's Well Gardens to the east, and Stoneham Park, located near Hove Junior School. George Street, with its wide selection of shops, is around five minutes away, and local amenities include a Co-op and Sainsbury's Local on Portland Road, a Tesco Express on Denmark Villas, and a larger Tesco on Church Road.



Lower Ground Floor



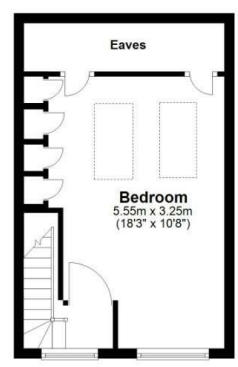
Ground Floor



First Floor



Second Floor



Total area: approx. 115.9 sq. metres (1247.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

