



hamlyn
smith.

Adelaide Crescent, Hove, BN3 2JH

£500,000 - £550,000

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 2 Bedrooms

 1 Reception

 2 Bathrooms

****Guide price £500,000 - £550,000**** An impressive two-bedroom, third floor apartment set within an elegant mid-19th-century property on Adelaide Crescent, one of Hove's most prestigious addresses. Designed by the architect Decimus Burton — whose notable works include Hyde Park Gate and the renowned Palm and Temperate Houses at Kew Gardens — the crescent forms two sweeping terraces that curve gracefully around beautiful public gardens. From the apartment, views stretch across Adelaide Crescent Gardens towards the sea, with the promenade just moments away.

- Two bedroom apartment
- Two bathrooms
- Direct sea views
- Central Hove
- Long lease (103 years)
- Permit parking
- Council tax band D





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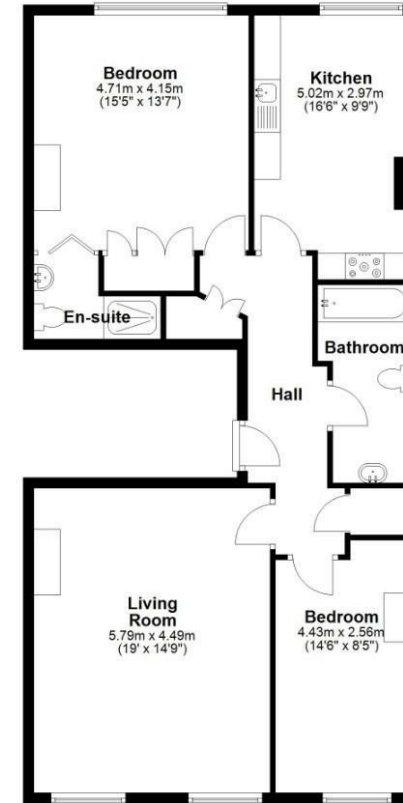
Inside, the property is arranged around a central hall with two large walk-in storage areas. The living room sits at the front of the building, enjoying far-reaching sea views through sash windows. Nearly six metres in length, it is a wonderfully proportioned space, with a striking period fireplace with a marble surround and cast-iron insert. The kitchen/diner features gloss-black cabinetry paired with a warm wooden counter. Appliances include a Bosch oven with grill, an AEG Electrolux five-burner hob and a Neff extractor, with space for both a dishwasher and a washer/dryer. The Worcester boiler remains under warranty until 2028.

Positioned at the rear of the apartment, the principal bedroom suite is another generous room, over four metres wide, with an elegant fireplace and bespoke built-in joinery providing ample storage. The ensuite is fully tiled and includes a shower, WC and wash basin. A second bedroom overlooks Adelaide Crescent Gardens and also features a period fireplace. The main bathroom is beautifully finished with large-format neutral tiles and herringbone detailing above the bath.

There is permit parking outside, with excellent availability for residents along with electric car charging points. Adelaide Crescent places you within steps of the seafront, Hove Lawns and the beach. Church Road and Western Road have an array of restaurants, cafés, boutiques and independent shops. Transport links are strong, with regular buses along Church Road and direct connections to both Hove and Brighton stations. The West Pier and the i360 are a short stroll away.



Top Floor



Total area: approx. 95.0 sq. metres (1022.8 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.

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