

# Brooker Street, Hove

£900,000

HEALY & NEWSOM

EST. 1990













# Brooker Street, Hove, BN3 3YX

Behind the façade of this classical Victorian house lies a shiny Eco secret. This exceptional, thoughtfully extended home blends modern sustainability and beautifully designed interiors with tasteful reclaimed elements and original features throughout.

Boasting an astonishing super energy efficient B rating, this is the highest possible rating for a house of this age and results in incredibly LOW monthly outgoings.

Retrofitted to a high standard in sympathy with the original 1860 build, the property is now equipped with an air source heat pump, solar energy and EV charging points at the front and rear. There are brand-new double-glazed sash windows throughout, made in Acoya - a sustainable alternative to tropical hardwoods.

Furthermore, the house enjoys advanced insulation features to include Woodfibre insulation and lime renders that allow the house to breathe as well as keeping it warm in the winter and cool in our now much hotter summers!

Offering four spacious bedrooms; principal with an ensuite, and a luxury family bathroom, the property provides an elegant yet comfortable setting, perfectly suited to modern family living.

The open-plan living space is a true highlight with an abundance of natural light and a working open fire, creating a warm and welcoming atmosphere. The kitchen boasts unique Eucalyptus veneer units, composite stonework surfaces and sleek integrated appliances. While the cloakroom with W.C incorporates a separate utility area that enhances practicality of the ground floor.

Bi-fold doors open to a stunning beach themed garden, beautifully established with a favoured westerly aspect and practical gated access.

To the first and second floors, the four bedrooms, all enjoy their own slice of character with a continued mix of beach themes, original exposed brickwork, bay windows and built in cabinetry.

The impressive principal bedroom boasts a Juliette balcony, and beautifully finished lime-washed walls.

## Location

This extremely convenient location has easy access to Hove station, which is approximately only half a mile in distance with direct links to Gatwick and central London. In addition, there are good road links to Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The position of this property is well served with regular bus services providing easy access into the city centre and surrounding areas and in nearby Blatchington Road, George Street and Church Road, there is a selection of supermarkets, restaurants and high street shops.

Hove promenade is also only half a mile away, where you will find Hove’s newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle tennis courts. Rockwater and Babble hospitality venues are also situated on the seafront nearby (approximately 0.7 miles in distance), There is a selection of well regarded schools, educational facilities and nurseries in this area that includes West Hove Primary, Goldstone Primary, St Christopher's and Hove Village Nursery.

## Additional Information

EPC rating: B
Internal measurement: 1,601 Square feet / 148.8 Square metres.
Tenure: Freehold
Council tax band: C
Parking zone: N
Hidden Features: Air source heat pump, solar energy (solar battery storage 3.15 kWh). Windows replaced with timber framed, double glazed, sash windows,
Underfloor Hemp insulation in ground floor living space. Rear of the house insulated with wood fibre.

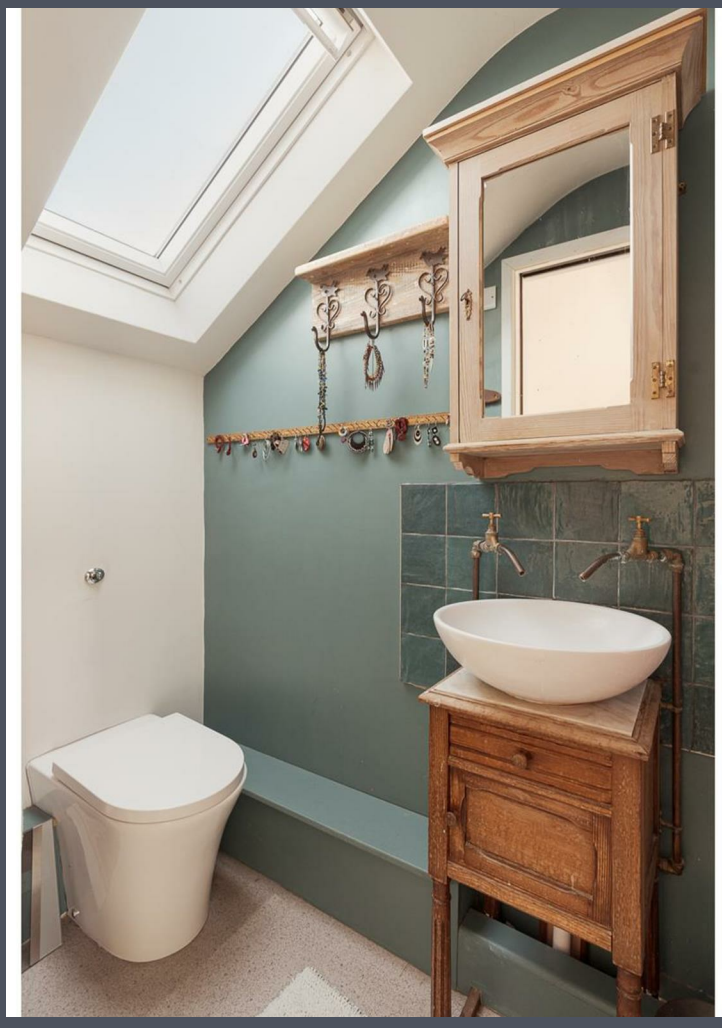
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**Ground Floor**
**61.9 sq m / 666 sq ft**

**First Floor**
**54.1 sq m / 586 sq ft**

**Second Floor**
**32.8 sq m / 353 sq ft**

**APPROXIMATE GROSS INTERNAL AREA = 148.8 sq m / 1601 sq ft**
INCLUDING LIMITED USE AREA OF = 4.6 sq m / 49 sq ft

Certified Property Measurer

Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
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