

Marmion Road

Hove

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Marmion Road Hove



5

BEDROOM

1

RECEPTION

2

BATHROOM

About the property

GUIDE PRICE £800,000 - £850,000

A truly stunning five-bedroom home, impeccably presented throughout and thoughtfully designed to combine elegance with everyday functionality.

Upon entry, you are greeted by a wide and welcoming entrance hallway, immediately setting an impressive tone. To the front of the property, a cosy reception room boasts charming bay-fronted windows that bathe the space in natural light, complemented by built-in wooden shelves and cupboards offering excellent storage solutions. This inviting room flows effortlessly into the heart of the home — a superb open-plan kitchen and dining area. The kitchen is beautifully appointed, featuring a breakfast bar/island, extensive cupboard space, and a striking floor-to-ceiling window that enhances the sense of space and light. Doors lead directly out to the generous south-facing rear garden, seamlessly blending indoor and outdoor living. The garden itself offers a stylish decking area, perfect for entertaining, which leads onto a well-kept lawn. The ground floor is further enhanced by a conveniently located W.C. beneath the stairs.

The first floor comprises two spacious double bedrooms, a further well-proportioned bedroom, and a contemporary, well-equipped family bathroom.

Ascending to the second floor, a striking exposed brick wall adds a touch of character and architectural interest. This level hosts two additional versatile rooms, currently utilised as reception spaces to create comfortable and private retreats. One of these rooms benefits from eaves storage and skylights, allowing an abundance of natural light to flood the space.

Positioned within the highly sought-after Poets Corner area of Hove, this exceptional property enjoys a desirable and family-friendly setting. With excellent transport links nearby, it is ideally suited for commuters and families alike.







What the owner says

When we moved down from London we were looking for good inside and outside space. This property offered by far the best in the Poets Corner area.

We've since remodelled and extended upwards to create space for family life, entertaining and working from home.

The large garden has been designed to be green all year round — lush and tropical through the spring and summer months.

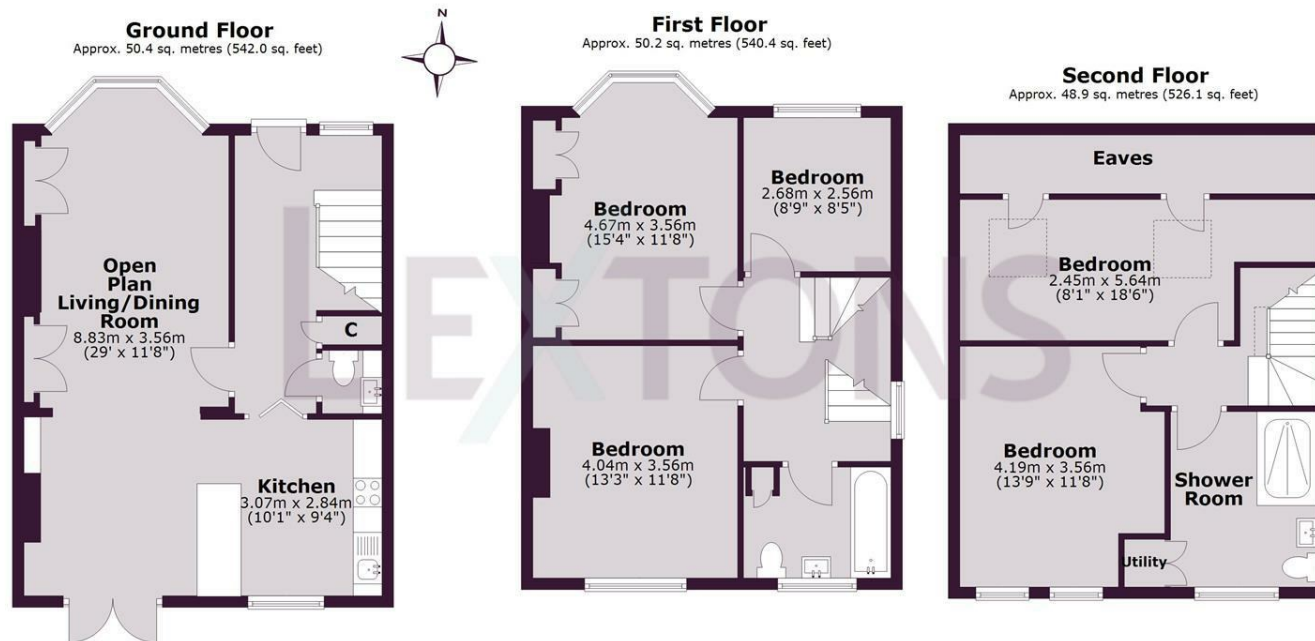
Step outside and Poets Corner does the rest with its outstanding schools, local parks, and independent coffee shops, pubs, and shops all just a short walk away.



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Total area: approx. 149.4 sq. metres (1608.5 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		79
(55-68) D	55	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC