

HAMLYN SMITH

£550,000

LIVINGSTONE ROAD, HOVE

4 BEDROOMS
1 RECEPTION
1 BATHROOM

Guide Price £550,000 - £595,000
A well presented three / four bedroom family home, located on a popular residential street within close proximity of Hove Mainline Station.

- A well presented family home
- 3/4 bedrooms
- Good size rear garden
- Popular residential location
- Close proximity to Hove Train Station
- No onward chain













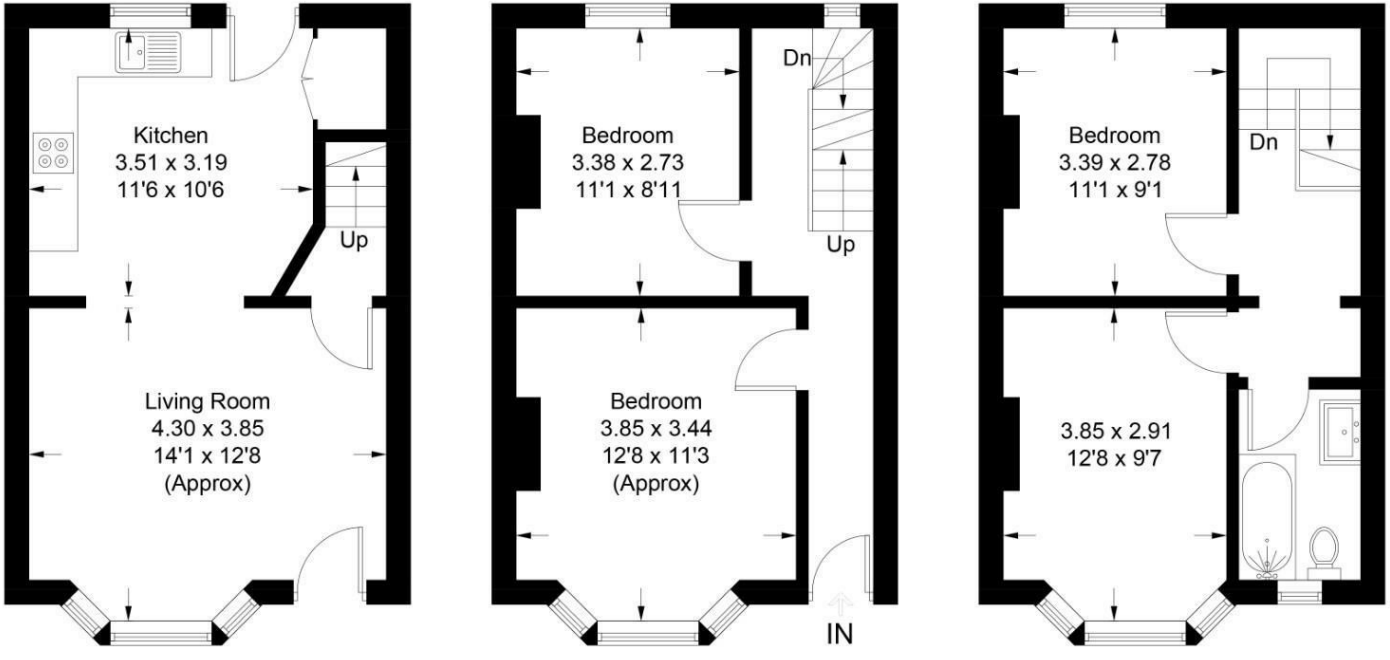






123 Livingstone Road

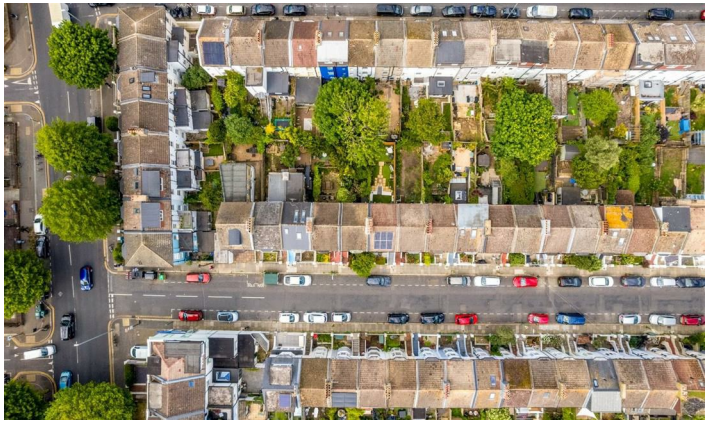
Approximate Gross Internal Area = 92.8 sq m / 999 sq ft



Lower Ground Floor **Ground Floor** **First Floor**

Illustration for identification purposes only, measurements are approximate, not to scale. Fourlabs.co © (ID1302824)





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This Victorian house in Livingstone Road is currently arranged as a four bedroom home.

The lower ground floor serves as the heart of the home, featuring a spacious open-plan living area that seamlessly combines a generous kitchen and dining space. This inviting area, complete with a well equipped kitchen is perfect for entertaining and family gatherings. A door leads directly to a large, north-facing garden, enhancing the indoor-outdoor living experience and flooding the space with natural light.

On the ground floor, you will find two double bedroom, one of which could easily be arranged as a second living room.

The first floor boasts two spacious double bedrooms, both reflecting the generous proportions typical of Victorian architecture, providing excellent accommodation for family members or guests and a family bathroom, with bath and shower attachment.

Externally, the property is complemented by a good size north facing garden, offering a private oasis for outdoor dining and relaxation—an exceptional feature for a home in this sought-after location.

Livingstone Road is a residential street of Victorian terraces, in Poet's Corner, Hove. The property is only a three minute walk from Hove Station, so absolutely perfect for anyone who uses the train regularly. Or you can pick up the No. 7 or No. 21 bus on Goldstone Villas. There is a strong community feel, which is enhanced by all the local shops and pubs. On Portland Road, Blatchington Road and on Goldstone Villas there is a wide choice of shops, cafés and bars. Families with young children are close to the popular Hove Junior School on Portland Road and the house is also in the catchment area for both Hove Park and Blatchington Mill secondary schools. There are three parks within easy reach - Hove Park to the north, St Ann's Well Gardens to the east, and Stoneham Park, just around the corner from Hove Junior school. George Street, which is Hove's high street, is five minutes away and there is also a Co-op and a Sainsbury's local on Portland Road, a Tesco Express on Denmark Villas and the large Tesco on Church Road.

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