



Marmion Road, Hove

Guide price £675,000 to £700,000

HEALY
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EST. 1990



Marmion Road, Hove, East Sussex, BN3 5FS

Guide Price £675,000 to £700,000

An immaculate terraced house that has a delightful blend of modern living and original character. Spanning an impressive 1,239 square feet, the property boasts three well-appointed bedrooms and a thoughtfully designed layout that is perfect for families or those seeking extra space.

The landscaped front and rear gardens are a true highlight, offering a serene outdoor space to unwind. The rear garden features secure gated access, a lawn and a decked seating area, ideal for alfresco dining or enjoying a quiet moment in the sun.

This property is not only well-presented throughout but also conveniently located, making it a perfect choice for those looking to enjoy the vibrant lifestyle that Hove has to offer. With its blend of comfort, style, and outdoor space, this home is a rare find and is sure to impress.

The property retains many original features including an original Minton tiled path leading to the period front door with traditional stain glass panels. Upon entering, you are greeted by beautifully varnished floorboards which expand throughout the hall and living spaces, there is also ample built-in storage, which all add to charm and character of this home. The bay-fronted living room basks in natural light, thanks to its south-facing aspect, a versatile second reception room has a working open fire and is ideal as a cosy snug, dining space, study or playroom, alongside a conservatory that seamlessly connects the indoor and outdoor spaces. A spacious open-plan kitchen, installed with integrated appliances in 2023, seamlessly flows to a conservatory, providing an ideal space for entertaining or relaxing with family. A convenient W.C. is also located on this level with a concealed deep storage cupboard, enhancing the practicality of the home.

Ascending to the first floor, you will find a generous double bedroom complete with an ensuite shower and built in wardrobe and storage, alongside a spacious family bathroom. There are two more further bedrooms, one of which is a second double with a south facing bay window, the other is a cosy bedroom which is perfect for guests or as a home office.

Outside, the rear garden has been thoughtfully designed and has a wonderful selection of structural plants, perennials, annuals and shrubs with various flowering seasons. This outdoor space is both beautiful and functional, offering a place for relaxation and is larger than average for properties in the Poets Corner area. Features include a decked seating area, ideal for enjoying sunny afternoons or hosting gatherings. This lovely home on Marmion Road is not just a property; it is a lifestyle choice, offering a perfect blend of comfort, style, and outdoor enjoyment in one of Hove's most desirable locations.

Location

The property is ideally positioned for well regarded local schools and parks and Hove promenade is less than a mile in distance to the South. Nearby local shops and amenities are situated in Portland Road and Richardson Road parades. The welcoming neighbourhood offers a delightful lifestyle with easy access to Stoneham Park that has play areas, outdoor cinema events and has a community café also hosting events as well as having a delicious selection of meals and snacks.

New Church Road leads directly to Hove's main thoroughfare which offers a wide selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre. Hove mainline railway station is approximately one mile in distance. Portslade and Aldrington train stations are both less than a mile away.

Additional Information

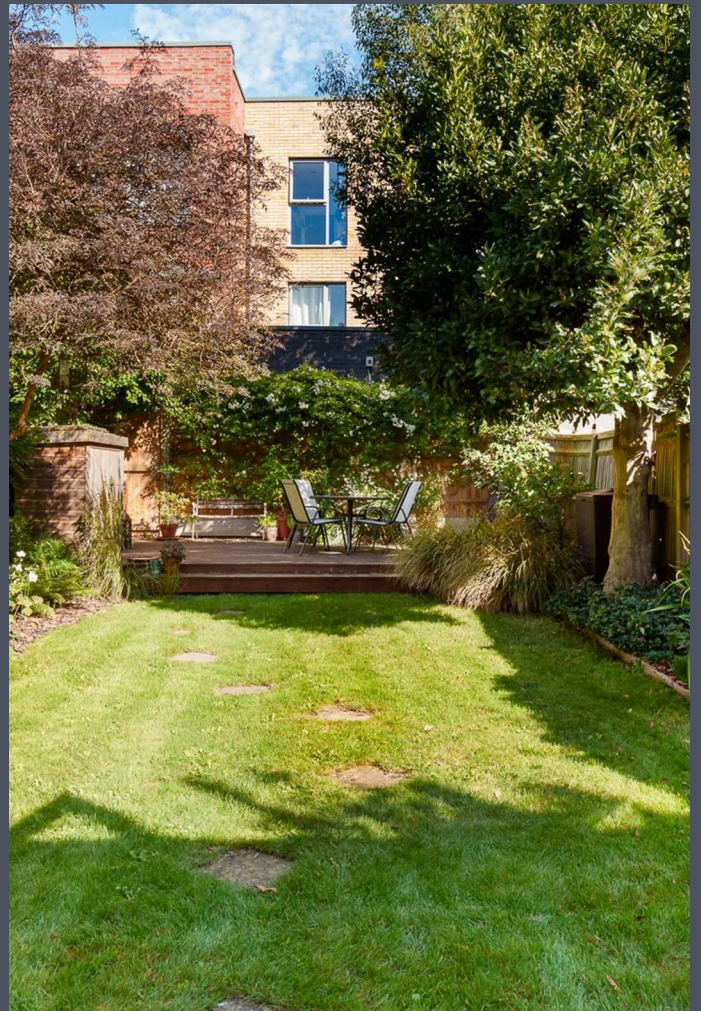
EPC rating: D

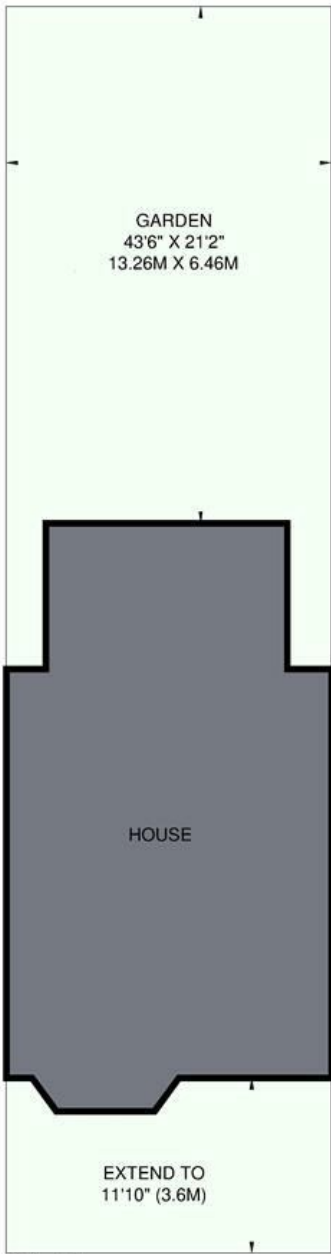
Internal Measurement: 1,239 Sqft / 115.2 Sqm

Council tax band: C

Parking zone: R







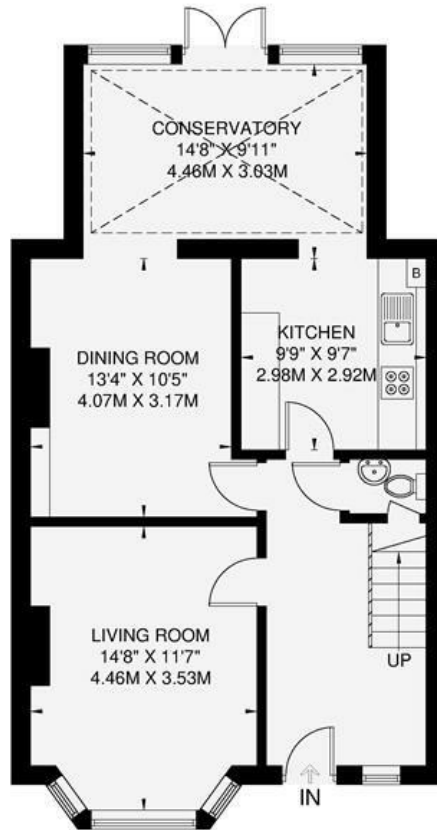
Site Plan

H&N

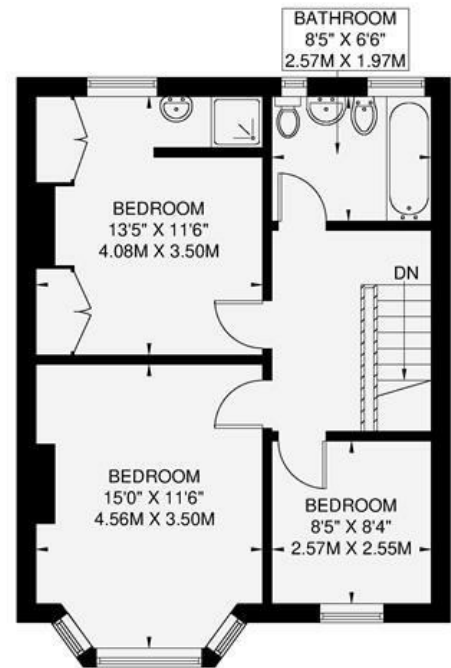
Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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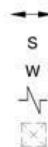
Approximate Gross Internal Area
115.2 sq m / 1239 sq ft



Ground Floor
64.4 sq m / 693 sq ft



First Floor
50.8 sq m / 546 sq ft



Measuring Points (CH)
Storage Cupboard T
Fitted Wardrobes FF
Garden Shortened for Display
Skylight B
Ceiling Height
Hot Water Tank
Integrated Fridge / Freezer
Head Height Below 1.5m
Boiler



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