



19 Tennis Road, Hove, BN3 4LR

Situated on the sought-after Tennis Road in Hove, just yards from Hove Seafront, promenade and beach, this substantial freehold mid-terrace property offers a rare and exciting opportunity.

Currently arranged as two self-contained flats, the accommodation comprises a spacious one-bedroom ground floor flat with private rear garden and a well-proportioned two-bedroom first-floor flat. The property offers excellent flexibility and, subject to the necessary consents, could be converted back into a substantial single-family home.

Offers in excess of £600,000

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- Prime Tennis Road location in Hove
- Private rear garden to ground floor flat
- Viewing highly recommended
- Currently arranged as two self-contained flats
- Well-proportioned two-bedroom first-floor flat
- Spacious one-bedroom ground floor flat
- Potential to convert into a single dwelling (STPP)

Ground floor flat 19b

Entrance lobby and Garden

Formal front garden with mature flower borders and pathway leading to the front door. Shared entrance with doors providing access to both the ground and first-floor flats.

Inner Hall

'L'-shaped hallway with doors leading to the principal rooms.

Living Room

17'0" x 16'8" (5.20m x 5.09m)

Spacious main reception room featuring a bay window overlooking Tennis Road. Radiator.

Kitchen/Breakfast room

12'0" x 11'1" (3.66m x 3.4m)

Spacious kitchen/breakfast room fitted with a range of wall and base units, worktops, hob and oven. Window overlooking the rear garden, deep storage cupboard and radiator.

Bedroom

15'1" x 13'8" (4.6m x 4.19m)

Generous double bedroom with window overlooking the rear garden.

Rear Porch

Door leading to the rear garden. Cupboard housing the boiler. Door to bathroom.

Bathroom

6'11" x 5'10" (2.11m x 1.78m)

White suite comprising panelled bath with shower attachment, WC and wash basin. Part-tiled walls, radiator and side aspect window.

Garden

29'6" x 23'7" (9m x 7.2m)

Attractive mature rear garden enjoying an easterly aspect, with lawn area and established shrub borders.

First floor flat 19a

Shared entrance with doors leading to both the ground and first-floor flats.

Stairs and Landling

Stairs rising to first-floor landing with access to loft space and doors leading to all rooms.

Open Plan Kitchen/Living Room

17'2" x 13'9" (5.25m x 4.2m)

Spacious open-plan kitchen and living area.

Kitchen Area – Modern fitted kitchen with a range of wall and base units, worktops, hob, oven and space for appliances.

Living Area – Westerly aspect bay window overlooking Tennis Road and radiator.

Bedroom One

15'2" x 14'10" (4.64m x 4.54m)

Spacious double bedroom with easterly aspect window overlooking the rear gardens, radiator and useful alcove cupboard.

Bedroom Two

11'7" x 9'0" (3.54m x 2.75m)

Westerly aspect window overlooking the front of the property. Radiator.

Bathroom

7'9" x 5'11" (2.38m x 1.82m)

White bathroom suite comprising wash basin, panelled bath with shower attachment and WC. Part-tiled walls.

Other information

Tenure: Freehold

Council Tax Band: B

Local Authority: Brighton & Hove City Council

Parking: Zone W



Directions

From Portslade Railway Station, head south along Boundary Road (B2194) towards New Church Road. Continue for approximately 0.4 miles before turning left onto Kingsway (A259). After around 0.5 miles, turn left into Tennis Road, where the property will be found on the right-hand side. Journey Time: Approximately 4 minutes Distance: Approximately 1 mile

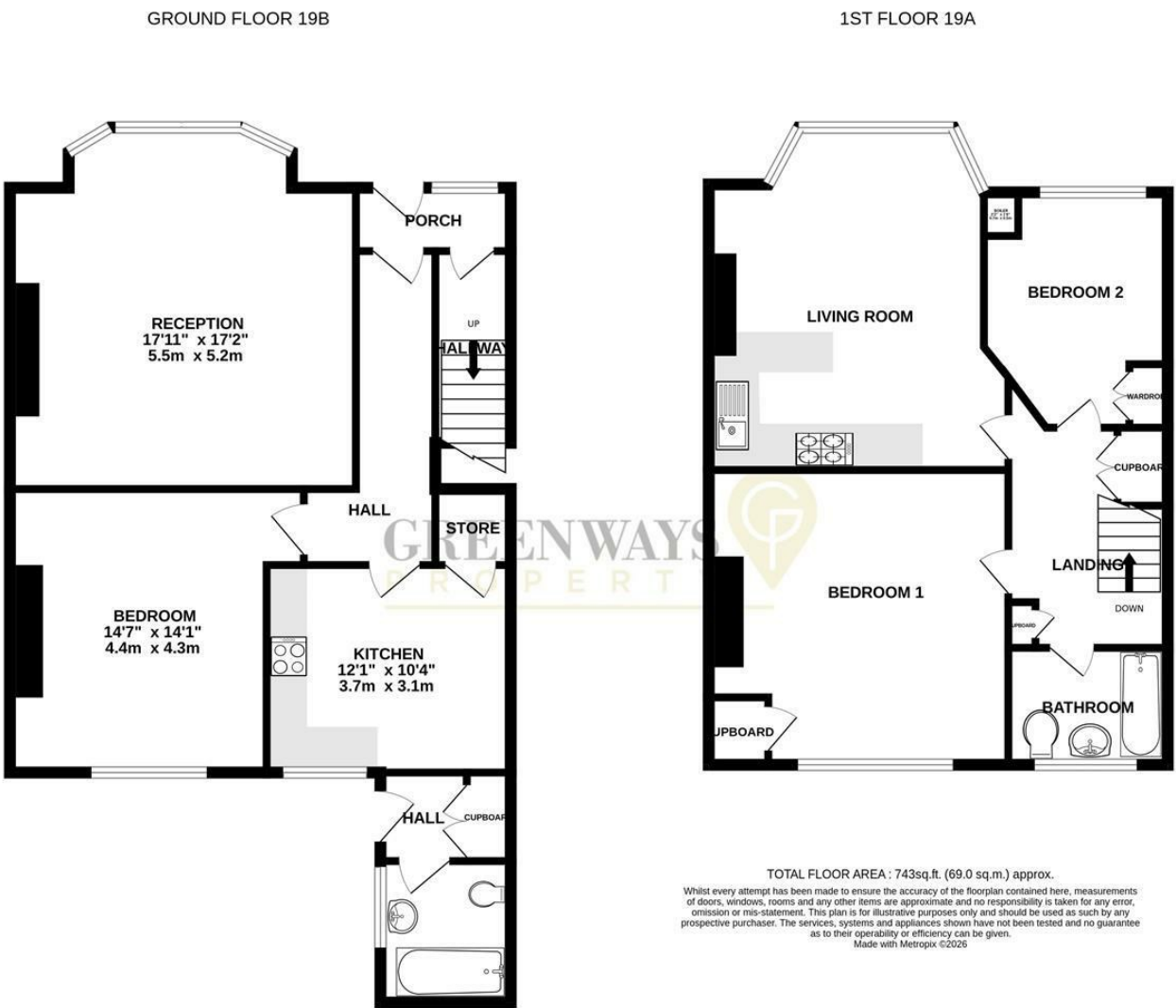
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Floor Plan



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