

austin gray



8 Silverdale Road

Hove, BN3 6FE

Offers In The Region Of £1,100,000



8 Silverdale Road

Silverdale Road is ideally positioned between Lyndhurst Road and Old Shoreham Road, just a short walk from the vibrant Seven Dials area, renowned for its excellent selection of cafés, bars, delis, restaurants and local amenities. Both Brighton and Hove mainline stations are easily accessible, offering convenient commuter links to London and connections along the south coast. The area is well served by a range of highly regarded schools for all ages, while the city centre, seafront and promenade are all within easy reach, making this a highly desirable and well-connected location.



- Substantial Semi- Detached Family Home
- 1896 Sq. Ft / 176 Sq. Mtrs of Accommodation Over Three Floors
- Beautiful Open Plan Kitchen / Dining / Family Room
- Sitting Room
- Utility Room and Cloakroom
- 5 / 6 Bedrooms
- Two Bathrooms / W.C.
- West Facing Rear Garden
- EPC Rating D Council Tax Band E
- Zone O Parking - No Waiting List, Easy On Street Parking.





Accessed via a gated entrance, the property welcomes you with a neat front patio and covered porch, opening into a tiled entrance hallway with stairs rising to the first floor and a useful cloakroom positioned beneath. To the front, a bay-fronted sitting room features elegant oak parquet flooring and a fitted log burner, creating a cosy yet refined living space.

To the rear, the property has been thoughtfully extended to create an impressive open plan kitchen, dining and family area. This stylish space centres around a feature island and is complemented by a range of integrated appliances. Exposed brickwork and Crittall style glazing enhance the contemporary feel, while allowing an abundance of natural light to flow throughout. Doors open directly onto the west facing garden, offering a private and sunny setting ideal for entertaining or relaxing. Additional benefits include a discreet utility cupboard with space for a washer/dryer and ample built-in storage.

The first floor comprises four well-proportioned bedrooms and a modern family bathroom. A smaller front room provides flexibility as a home office or occasional bedroom, while two generous doubles sit alongside a further smaller double, ideal as a nursery or guest room. The family bathroom is well-appointed, featuring a freestanding bath, separate shower, wash basin and WC.

The second floor offers two additional double bedrooms and a shower room, creating versatile accommodation suited to growing families or visiting guests.

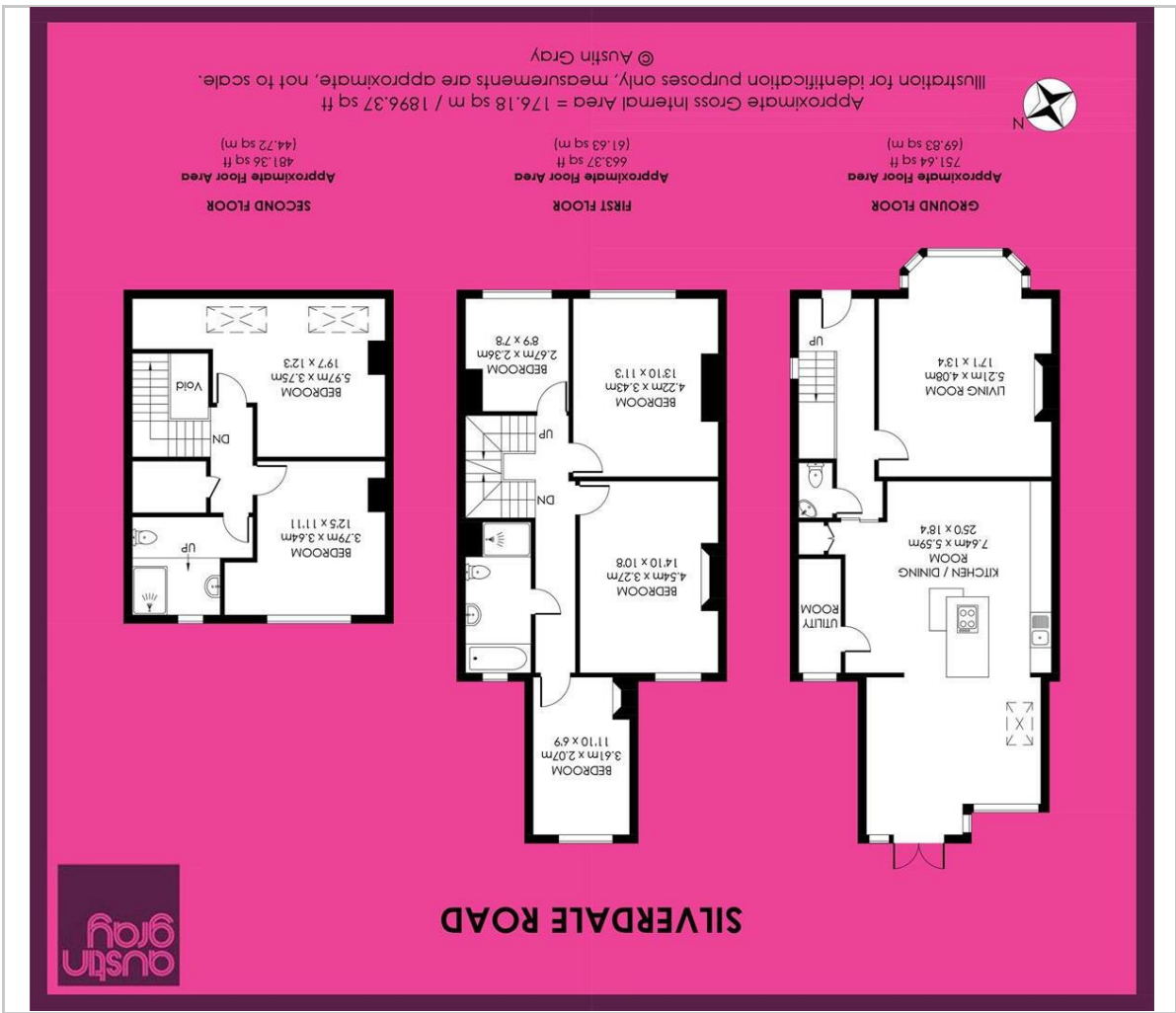
Blending period charm with contemporary design, the property boasts beautiful wood flooring, feature fireplaces and a striking modern kitchen/dining space. The result is a stylish and adaptable home, perfectly suited to modern family living.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

Viewing

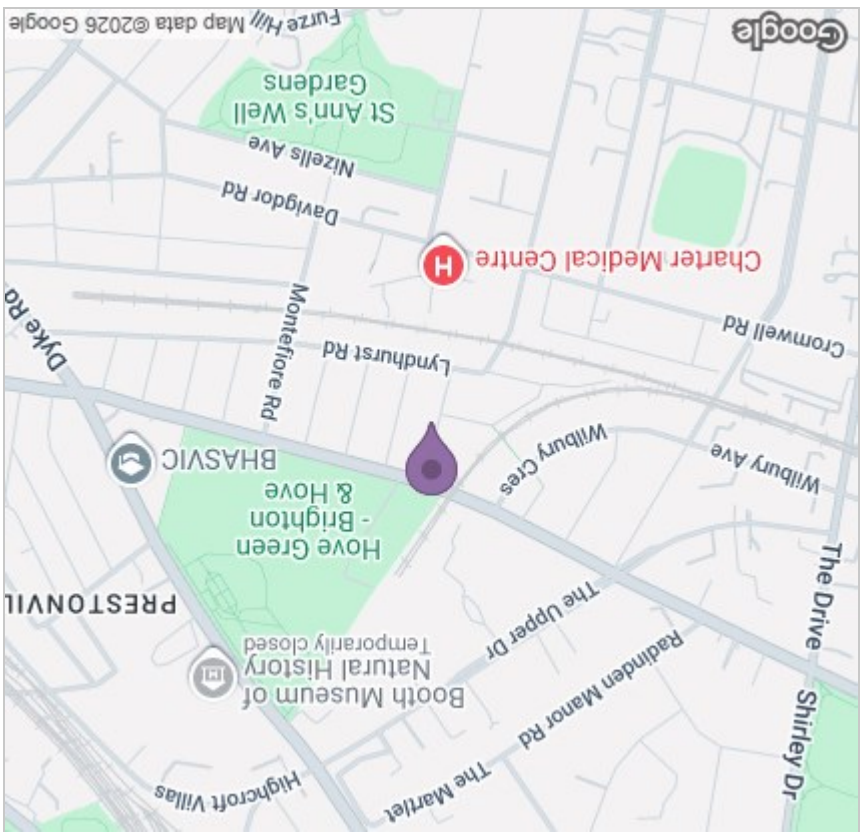
Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.



Floor Plan

Energy Efficiency Rating	
Current	Potential
79	63
Not energy efficient - higher running costs A (12-15) B (11-15) C (8-10) D (5-7) E (2-3) F (1-2) G (0)	
EU Directive 2002/91/EC England & Wales	

Energy Efficiency Graph



Area Map