



Pembroke Crescent

Hove, BN3 5DH

Guide price £1,750,000

Set on one of Hove's most prestigious crescents, this impressive detached residence delivers scale, privacy and security in a way that is exceptionally rare so close to central Hove. The approach alone sets it apart. A long private driveway runs alongside the house, secured by double electric gates and leading through to a substantial double garage, providing extensive off street parking for multiple vehicles. In this location, that level of parking and security is genuinely hard to find.

Arranged over four floors and extending to approximately 3,200 sq ft, the accommodation has been thoughtfully configured for modern family living while retaining a strong sense of character and proportion.

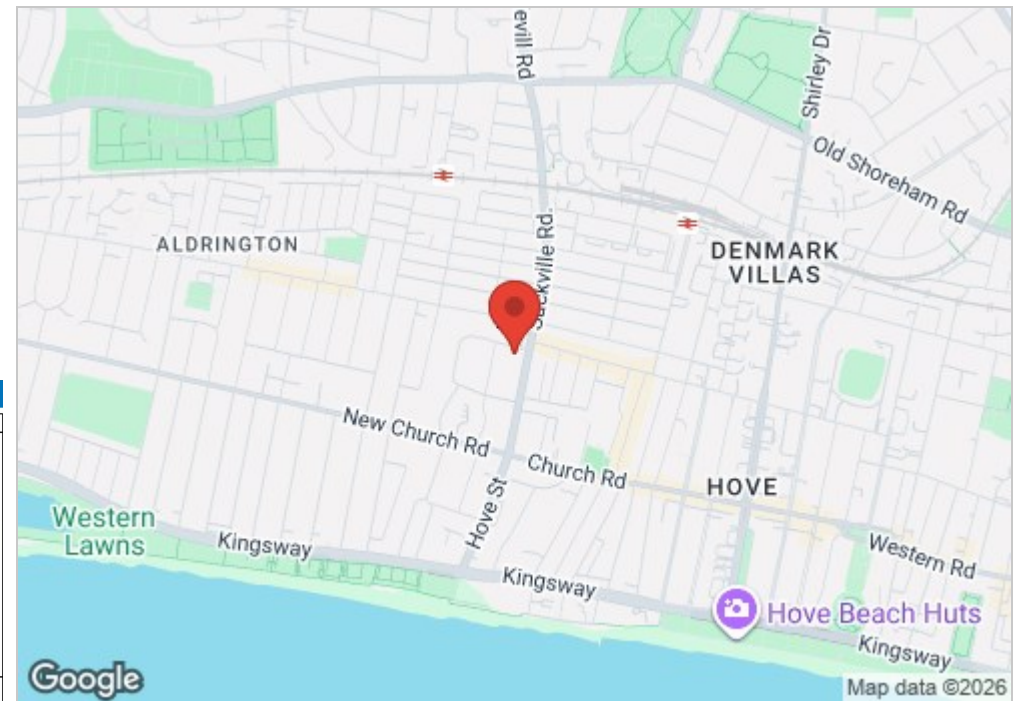
The ground floor flows beautifully. A refined front reception room with high ceilings, sash windows and feature fireplace provides an elegant retreat. Double doors connect through to a formal dining room, creating a natural entertaining circuit while still allowing each space to feel distinct. To the rear, the kitchen and family space spans the width of the house and forms the true heart of the home, with excellent storage, expansive work surfaces and direct access onto the garden. This is a space designed for both everyday living and larger gatherings.

Upstairs, the bedroom accommodation is impressive in both volume and flexibility. The principal suite is particularly well proportioned, complete with built in storage and a contemporary ensuite. Across the upper floors are five further double bedrooms and additional bathrooms, offering excellent separation for children, guests or multi generational living.

The lower ground floor adds another dimension. With strong ceiling height and direct access to the garden, it works effortlessly as a media room, playroom, gym, home office or occasional guest space. A separate utility room enhances practicality on this level.

Externally, the south facing garden provides a private and sheltered setting framed by mature planting and enjoying sunlight throughout the day. Gated side access connects seamlessly to the driveway, while the double electric gates create both security and presence on arrival. The double garage, complete with electric door, offers further flexibility for vehicles, storage or lifestyle use.

Perfectly positioned for both lifestyle and convenience, Pembroke Crescent is moments from Hove Promenade and Hove Beach Park, with Church Road's independent cafés, restaurants and boutiques just a short walk away. Hove Station is also within easy reach, making this an exceptional coastal home that balances space, privacy and connectivity.

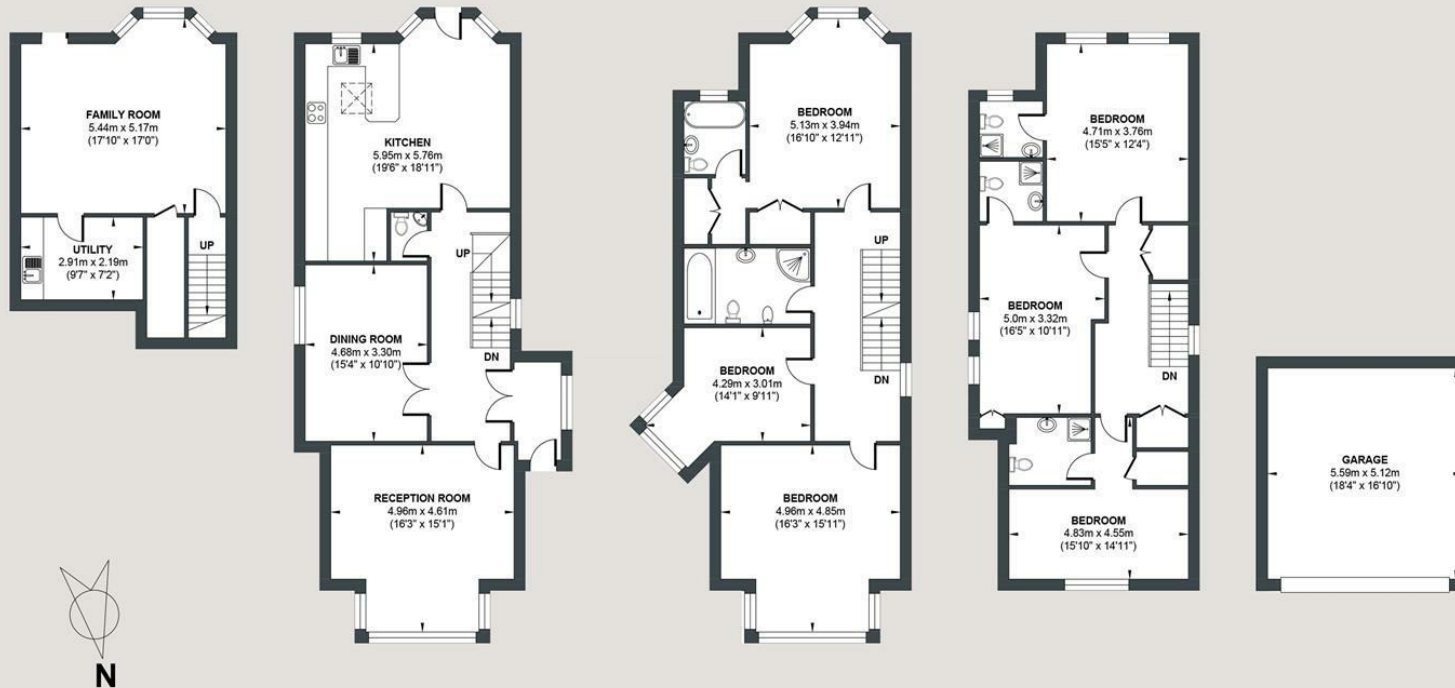


- Rare south-facing detached house on Pembroke Crescent
- Over 3,000 sq ft across four floors
- Private long driveway and double garage
- Six bedrooms, five bathrooms
- Full-width kitchen and family room
- Separate reception and dining rooms
- Three ensuite bedrooms on top floor
- Flexible basement family space
- South-facing private garden
- Walk to Hove Station, seafront and Church Road

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

6 PEMBROKE CRESCENT

Approx. Gross Internal Floor (Excluding Garage) Area = 279.4 sq m / 3007.42 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.



BASEMENT
 Approximate Floor Area
 434.21 sq ft
 (40.34 sq m)

GROUND FLOOR
 Approximate Floor Area
 905.02 sq ft
 (84.08 sq m)

FIRST FLOOR
 Approximate Floor Area
 884.04 sq ft
 (82.13 sq m)

SECOND FLOOR
 Approximate Floor Area
 784.15 sq ft
 (72.85 sq m)

GARAGE
 Approximate Floor Area
 311.61 sq ft
 (28.95 sq m)



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All measurements are approximate



