

# Modena Road

## Hove

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



# Modena Road Hove



5

BEDROOM

3

RECEPTION

3

BATHROOM

## About the property

\*GUIDE PRICE £1,000,000 - £1,150,000\*

A Grand Edwardian 5-Bedroom Semi-Detached Home in Hove's Coveted Artist's Corner

This attractive and substantial Edwardian semi-detached house offers five bedrooms and an abundance of period charm, situated in the highly sought-after Artist's Corner neighbourhood of Hove.

Beautifully presented throughout, the home welcomes you via an attractive front garden and porch into a grand entrance hall. To the front, a spacious reception room showcases elegant period features, including a large bay window, an ornate fireplace, and detailed ceiling coving — creating a warm and refined living space.

To the rear, the expansive kitchen and dining room form the heart of the home. A sleek, modern kitchen with a large island provides ample worktop space and breakfast bar seating. The adjoining dining area enjoys garden views through tri-fold doors that open fully, blending indoor and outdoor living seamlessly.

A further reception room — ideal as a guest bedroom or study — along with an adjoining shower room completes the well-appointed ground floor.

Upstairs, a grand staircase leads to a light-filled landing, illuminated by a large skylight. Two rear bedrooms enjoy garden views, with a generous family bathroom accessible from the landing. To the front, three additional bedrooms and a further bathroom offer versatile accommodation for family living.

The mature and extensive garden features a large patio area leading to a well-kept lawn bordered by raised flower beds. At the far end, a high-specification garden office provides an exceptional bonus space — fully glazed to the front with French doors, wood panelling, and heating — perfect as a home office, studio, or creative retreat.

Modena Road is a peaceful, residential street just off Portland Road, renowned for its vibrant mix of cafés, independent shops, and restaurants. Several highly regarded schools are nearby, and Aldrington Station is only a short walk away.







## What the owner says

We loved living in this house. The location is just perfect. We could walk down to the seafront in twelve minutes, pick up something from the shops in less than five, and it's walking distance from the station. In the evenings, we could be at the outstanding restaurants of Hove in ten minutes or it's a short hop into Brighton. The playground at Stonham Park is a few minutes away and as the children got older the excellent transport links meant they could spread their wings.

The house makes living easy. As you walk in, you'll notice how spacious it feels. Everything is built on a generous scale with period features. We've maintained it well, renovating the original wooden sash windows and creating a patio in the garden. The heart of the house is the light and attractive kitchen diner, where our family would gather in the evenings to chat and eat. Trifold doors open directly out onto the garden making it easy for us to relax outside in the summer.

There's a lovely front room and another reception room (or bedroom) downstairs with accessible shower and toilet as well as five other bedrooms upstairs.

The garden is exceptionally large for the area and we installed a cosy garden room with power, high-spec insulation and heating. It was the perfect get-away for me when I needed to get work done when the kids were around, or it could also be used as a playroom. The cherry tree at the end of the garden produces an abundant crop each year – we had so many that we invited the neighbours round to come and pick their own and I made pots and pots of jam.

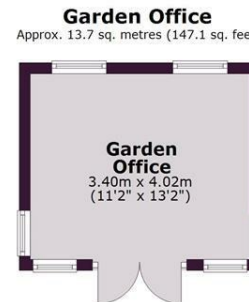
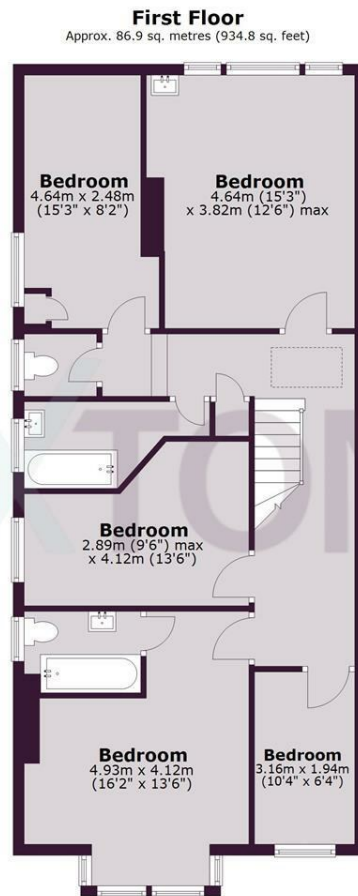
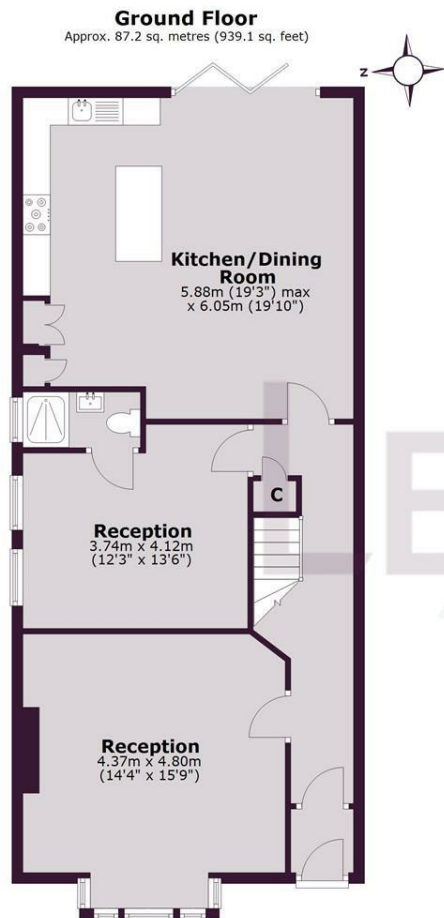
It's in a friendly and vibrant neighbourhood and you'll soon recognise faces. There are parks nearby and the South Downs is a short drive away. Our home provided our family with the perfect blend of community, nature and excellent amenities. We're sad to let it go.



SCAN HERE TO OFFER ON THIS PROPERTY







Total area: approx. 187.8 sq. metres (2021.0 sq. feet)

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| Energy Efficiency Rating                    |                         |           |
|---------------------------------------------|-------------------------|-----------|
|                                             | Current                 | Potential |
| Very energy efficient - lower running costs |                         |           |
| (92 plus) <b>A</b>                          |                         |           |
| (81-91) <b>B</b>                            |                         |           |
| (69-80) <b>C</b>                            |                         | 73        |
| (55-68) <b>D</b>                            | 59                      |           |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |