

£1,250,000

H&N



Raphael Road

Hove, BN3 5QQ

HEALY
& NEWSOM

EST. 1990





Raphael Road, Hove, BN3 5QQ

Immaculately presented, this beautiful 1920's linked-detached home enjoys bay fronted, white rendered elevations under a tiled roof with accommodation arranged over three floors and has undergone impressive renovations with no stone unturned. Thoughtfully and generously extended, the property has been elegantly styled to create a fantastic spacious family home with a beautiful décor. Comprising a sitting room, downstairs cloakroom and a vast open plan kitchen and living room with separate utility room to the ground floor, and three double bedrooms and a family bathroom to the second. The loft has been converted to accommodate a spacious principle bedroom with luxury en-suite bathroom. Furthermore the property boasts off street parking and a much desired WEST facing garden.

Location

Raphael Road is situated North of New Church Road and is just around the corner from Richardson Road where you can find local butchers, coffee shops, beauty rooms and newsagents. A more comprehensive range of nearby shops are also close by in Portland Road, along with regular bus services giving direct access to Hove's George Street and Church Road thoroughfare and Brighton city centre.

For the commuters there is a choice of main line train stations just under a mile away. Hove Station that is 0.9 miles in distance and Aldington station being just 0.4 miles away, both have direct links to London Victoria. Within the area there are many parks and recreational areas and of course Hove lagoon where you can enjoy sea front walks, there is also a selection of local, nursery, primary and middle schools in the area.

Accommodation

With beautiful curb appeal, the house sits back from the road with off street parking and a low maintenance walled front garden. A gated pathway leads up to the property's slate tiled portico and timber 1920's stripped wood front door.

The spacious hallway is flooded with natural light and is laid to muted grey Karndean flooring, with under stairs storage and a turning staircase with period style balustrade rising to the first floor.

To the front of the property, the spacious yet cosy sitting room has soft white washed floorboards and grey blue paint to the walls with library style shelving and cupboards built in. With a large box bay window over looking the street and a beautiful cast iron open fire with exposed brick work and wood mantel.

More generous than most, the downstairs cloakroom has white washed floorboards continued, a side aspect obscured glass window and comprises a low level Eco slush WC, wall mounted sink and vanity unit as well as ample room for coats and shoes.

You'll be blown away by the impressive, extended open plan kitchen/living and dining space. Vast in its proportions with a fantastic double sided gas fire centre piece divide, this really is a wonderful, family/social space; the hub of the house. Laid to quality Karndean floors and with an abundance of natural light, this room has three large skylights and grey powered coated sliding doors, spanning almost the entire width of the room, that lead onto the private garden. Perfectly sectioned seating and dining areas present for a great use of such a generous family room.

The kitchen is sleek in its design with stone grey wall, base units and

drawers with a quality Quartz work surface and high end appliances. There is large central island with an undermounted sink and moulded drainer, with integrated wine cooler and stylish industrial overhead pendant lighting. The main bulk of the kitchen sits to one wall with a five ring gas hob and brushed steel extractor hood over with an integrated Bosch oven and grill stack and fridge freezer with larder cupboard. A sliding door leads through to the separate utility room with plumbing and provisions for a washing machine and tumble dryer under a white stained wood work surface to follow suit. In turn this provides access to a large store room housing the boiler and highly efficient Mega Flow cylinder with double garage doors to the front of the property.

A turning staircase rises to the bright first floor with its grand double height ceiling and large window. To this level there are three double bedrooms and a family bathroom. The luxury bathroom is laid to wood effect ceramic tiles with grey slate to the walls and enjoys a sumptuous four piece suite. Comprising a panelled bath with wall mounted taps and hand held shower attachment with a separate walk in monsoon shower enclosure with thermostatic controls. There is a low level eco flush WC with concealed cistern, a floating sink and vanity unit and a heated towel rail.

A further turning staircase rises to the second floor loft extension, and beautifully thought out space with a centred bed, dressing area and further storage area with ample eaves storage. Laid to plush neutral carpets with a luxury en-suite shower room. A sliding door gives access to the en-suite which enjoys quality Karndean flooring and an obscured paned door to the side aspect. Boasting a double width walk in shower enclosure herringbone marble tiled splashback with wall mounted thermostatic controls and a monsoon shower head with second hand held attachment. A floating vanity drawer unit supports two bowl wash basins with stylish chrome downlights and vanity mirror over. The low level Eco flush WC sits modestly behind a partition wall.

Outside

Accessed via the family room, the private west facing rear garden has been beautifully landscaped to include a large 'L' shaped, decked sun terrace, which more than accommodates an alfresco dining area and loungers. The remainder of the private walled garden is laid to plush lawn with an array of established shrubs, trees and plants. With useful side access to the front of the property.

Additional information

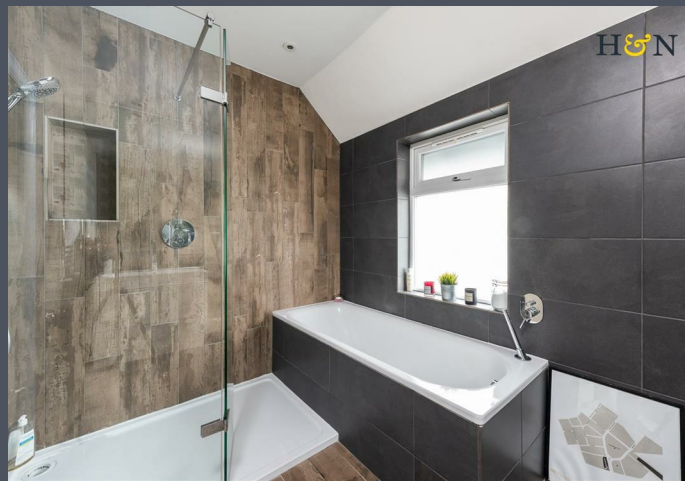
EPC rating: TBC

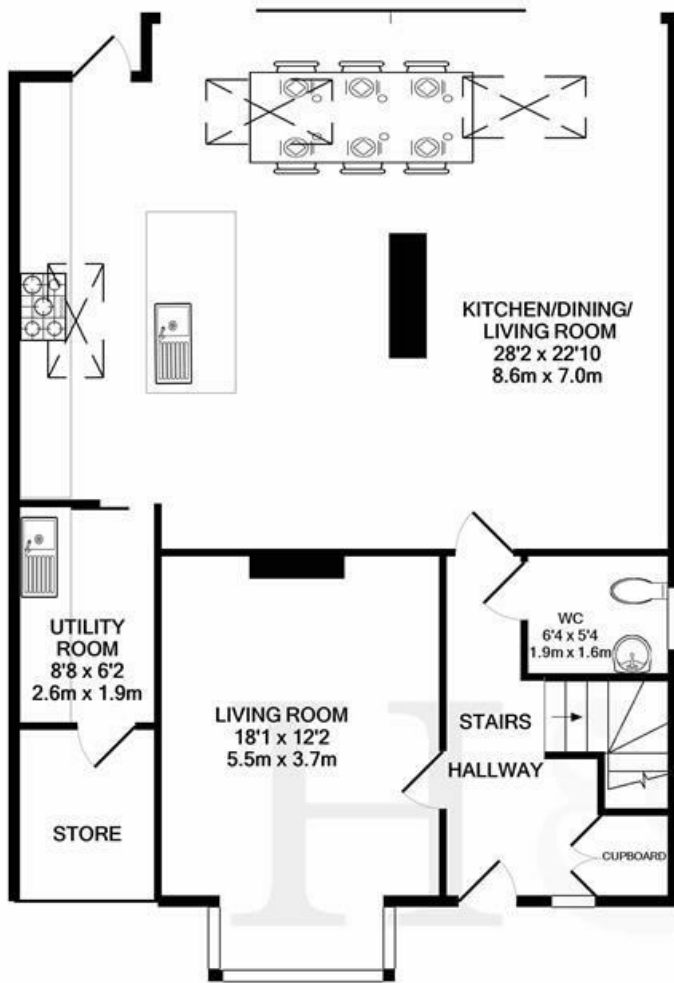
Internal measurement: Approx 2,081 Square feet / 193 Square metres

Council tax band: E

Parking zone: W





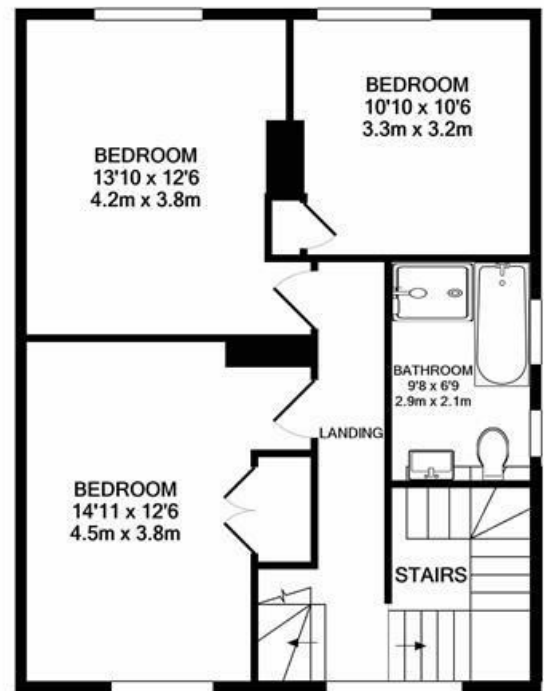


GROUND FLOOR

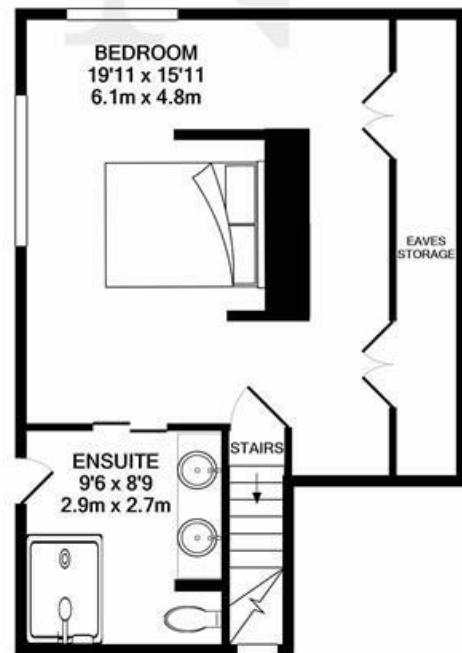
TOTAL APPROX. FLOOR AREA 2082 SQ.FT. (193.4 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given

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1ST FLOOR



2ND FLOOR

Energy Efficiency Rating	
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

Environmental Impact (CO ₂) Rating	
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	
England & Wales	EU Directive 2002/91/EC

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