



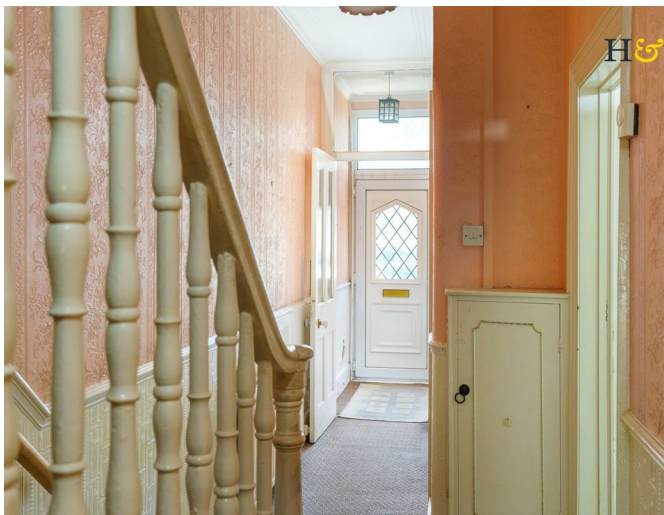
Connaught Terrace  
Hove

HEALY  
& NEWSOM

EST. 1990







# Connaught Terrace, Hove, BN3 3YW

Guide price £625,000 to £650,000

This charming three bedroom Victorian terraced house is brimming with potential and could make a beautiful spacious family home in a very convenient location. While the house is in need of modernisation, it offers a blank canvas for those looking to create their dream living space. There are also two good size reception rooms and a private rear garden.

Situated in a central location, residents will benefit from easy access to local amenities, schools, and transport links, making daily life convenient and enjoyable. With its fantastic potential and spacious interior, this property is a wonderful opportunity for families looking to make their mark in a sought-after part of Hove.

The ground floor accommodation comprises of two reception rooms, perfect for entertaining guests or a versatile layout for families, and a great size kitchen with space to dine with a door opening to the private rear garden. There is also a separate ground floor W.C and a shower enclosure. Upstairs there is a split level landing with three bedrooms, shower room and separate W.C. Steps up to the second floor provides access to the very useful loft room.

While the house is in need of modernisation, it offers a blank canvas for those looking to create their dream living space. The generous low maintenance garden is walled and private, providing ample outdoor space for children to play or for hosting summer gatherings, enhancing the appeal of this delightful home.

## Location

The property is situated in a quiet street off Blatchington Road, the location could not be more ideal for convenient access to an array of independent and high street chain establishments, eateries and local bars and pubs. George Street parade and Church Road

are both within easy reach and Hove Station is approximately 0.4 miles in distance. Hove seafront and the King Alfred Leisure Centre is situated approximately half a mile to the south of the property, Hove Park (40 acres) and Hove Cricket Ground are also nearby, in addition to well-regarded local schools and educational facilities.

## Additional Information

EPC rating: E

Internal measurement: 1,302 Square feet / 121 Square metres

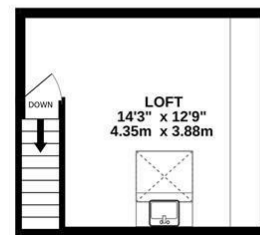
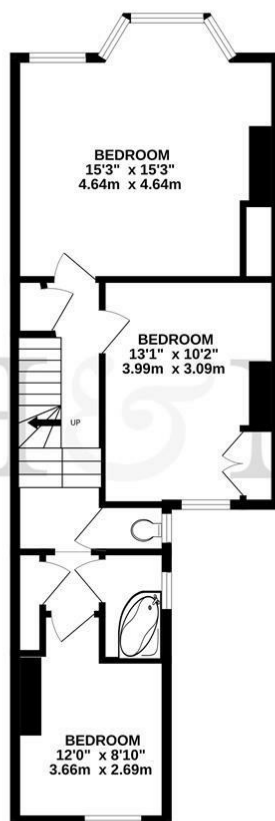
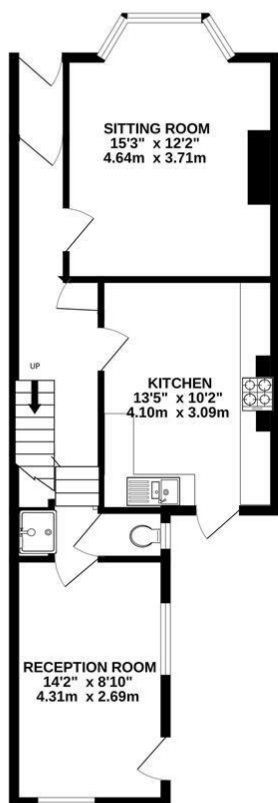
Tenure: Freehold

Heating: Gas central heating

Council tax band: C

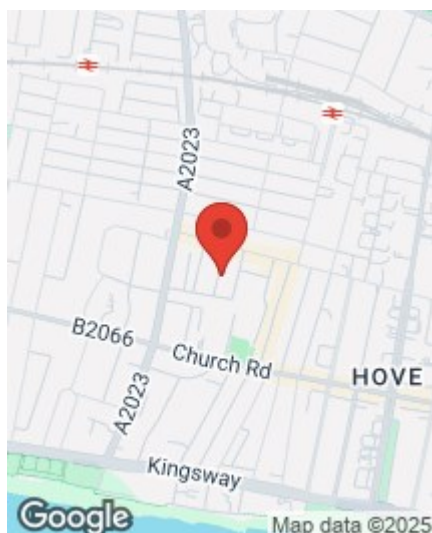
Parking zone: N





TOTAL FLOOR AREA: 1302sq.ft. (121.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or misstatement. 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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#### VERY IMPORTANT NOTES

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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EST. 1990

19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk