



## Walsingham Road, Hove

Guide price £750,000 to £800,000



H&N



H&N





## Walsingham Road, Hove, BN3 4FF

**\*\*£750,000 to £800,000\*\*** This delightful first-floor maisonette offers a perfect blend of modern living and Edwardian charm. With its own private entrance, garage and garden, this three-bedroom property is a rare find, boasting high ceilings and many original features that enhance its character. This property has a wonderful approach with a beautifully landscaped front garden, complete with a Minton tile path leading to the private front door of this well-maintained building. As you enter, stairs rise to the first floor with a split level landing, thoughtfully decorated with Farrow & Ball paint, the interior exudes a sense of style and warmth throughout the home.

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The exceptional dual-aspect open plan kitchen, lounge and dining area creates a bright and inviting space, ideal for both relaxation and entertaining. The kitchen is a standout feature, showcasing a sleek white gloss finish, integrated appliances including Silestone worksurfaces, while the west and south-facing windows ensure that natural light floods the area throughout the day. Step outside onto the balcony, where a spiral staircase leads down to a wonderful west-facing rear garden, complete with gated access and double doors that open to the garage. A charming living room with its original fire surround and real flame gas fire, offers a cosy atmosphere, enhanced by a bay window with fitted shutters and a generous built-in storage cupboard. There is a front aspect bedroom which is a true retreat, featuring a front aspect bay window, an original fire surround and built-in wardrobes that provide ample storage. The contemporary bathroom is equipped with a mixer shower over the bath and a built-in storage cupboard, complemented by an additional separate W.C. There is another double bedroom with rear aspect views over gardens and an original period fireplace with original built in wardrobes either side. The third bedroom is also charming with original cornice and high ceilings, a beautiful feature found through the property.

This property is sold with the freehold and includes two loft spaces, providing further potential for storage or development. With its prime location and exquisite features, this maisonette is a wonderful opportunity for those seeking a spacious stylish home.

### Location

Walsingham Road is a tree lined street leading from New Church Road in a southerly direction to the beach, nearby is Richardson Road with a local community of shops and businesses that include an independent barbershop, butchers, green grocers, Drurys coffee house, hairdressers and beauticians. This area of Hove is a fantastic residential location with a strong sense of community, there are also comprehensive shopping facilities found in Boundary Road and Church Road, Hove. Hove promenade is moments away, which has undergone a multi million pound regeneration programme that includes sports and leisure facilities, activity, relaxation spaces and green spaces to increased biodiversity. Wish Park with its café and local activities is very close and Hove Lagoon on the seafront is also nearby, where there is a range of water sport activities to be found.

Hove promenade is less than a minute away while along leafy New Church Road is George Street, Hove's central shopping district. The main bus routes can be found on the Kingsway and New Church Road providing direct access to Brighton city centre and south coastal towns and villages. Hove station is approximately 1.1 miles in distance, for those needing to commute and regular bus services are situated at the end of the road, providing access to all parts of the city and beyond.

### Additional Information

(outgoings as advised by our client)

EPC rating: D

Internal measurement: 1,417 Square feet / 131.8 Square meters

Tenure: Leasehold - Lease length to be confirmed

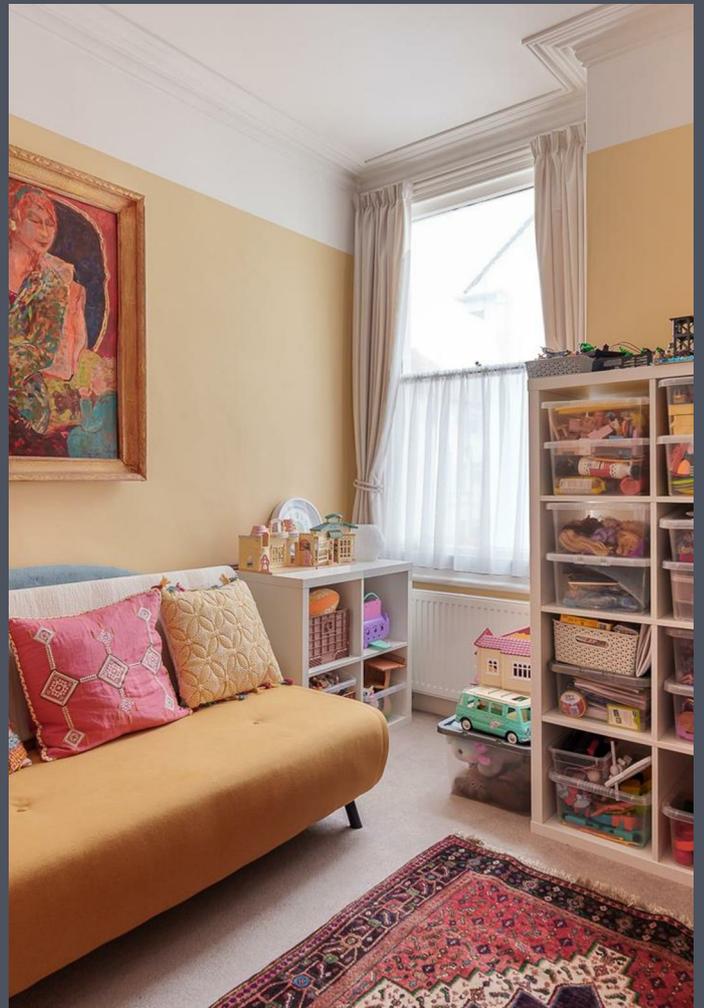
Service charge: £1,600 per year (£800 every 6 months)

Ground rent: Peppercorn / Nil

Council tax band: D

Parking zone: R





# WALSINGHAM ROAD

Hove

Approximate Gross Internal Area

131.8 sq m / 1417 sq ft

Including Limited Use Area Of

12.6 sq m / 135 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

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