

Braemore Road, Hove

Guide price £1,375,000

HEALY & NEWSOM

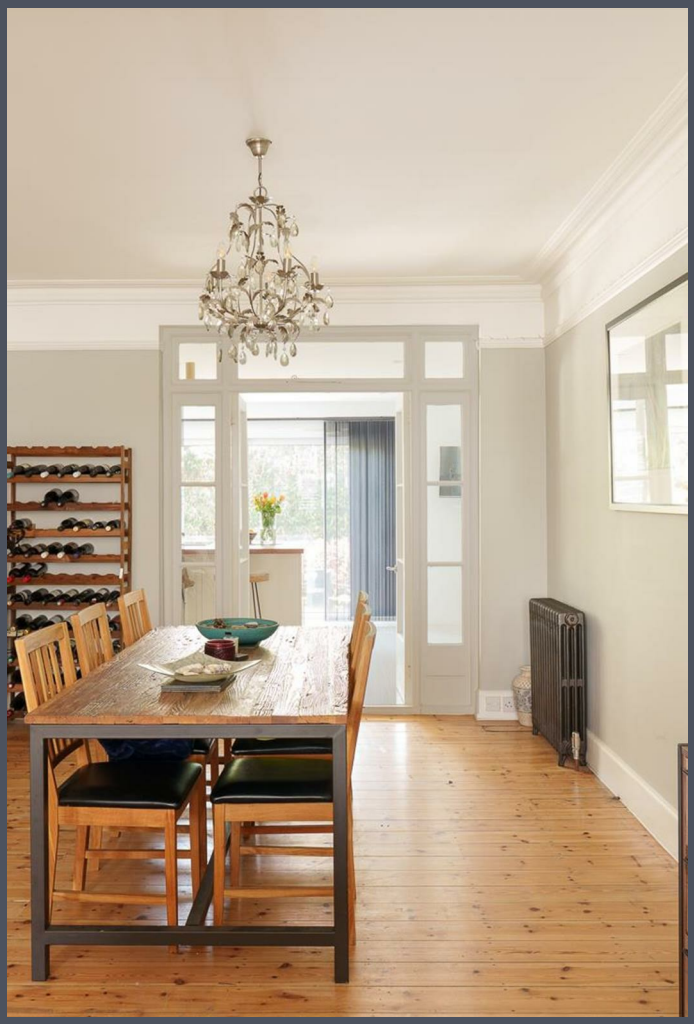
EST. 1990















Braemore Road, Hove, BN3 4HA

***Guide Price £1,375,000 ***

A substantial detached house offering an impressive living space of 2,450 square feet, perfect for families seeking comfort and style, with five spacious double bedrooms and three well-appointed bathrooms, this property is designed to accommodate modern living with ease.

As you approach the house, you are greeted by a beautifully tiled path leading to arched open porch. Inside, the original varnished floorboards create a warm and welcoming atmosphere, flowing seamlessly from the entrance hall through to the reception room and a convenient office. The heart of the home is undoubtedly the luxurious open-plan kitchen, which features a dining area with doors opening to the garden. This fabulous space is enhanced by underfloor heating and offers delightful views over the landscaped rear garden, making it an ideal setting for both entertaining and everyday family life.

The private walled garden is a true oasis, boasting a decked seating area and patio, perfect for al fresco dining or simply enjoying the outdoors. A charming garden room provides a tranquil spot for relaxation or work, while the well-planted garden which features evergreen jasmine, an olive tree, edible grape vine and wisteria, adding to its appeal.

On the first floor, you will find three double bedrooms, two of which have doors leading to a sun terrace, allowing for a lovely outdoor space to enjoy. The bay-fronted bedroom offers pleasant views over the street, there are also two well-appointed bathrooms. The top floor houses two additional double bedrooms, each with its own ensuite shower room, providing privacy and convenience.

The established front garden includes off-road parking for two vehicles, double doors open to a garage equipped with a mezzanine storage area, power and lighting. This remarkable property combines elegance, functionality and is in a prime location, making it a perfect home in immaculate order.

Location

The property is located in a welcoming area of Hove, in close proximity to the Richardson Road parade of shops and businesses that include an independent barbershop, butchers, grocers, Drurys coffee house, hairdressers and beauticians, a more comprehensive range of shops are found in Hove’s main thoroughfare via Church Road, that has a wider selection of shops, eateries and independent boutiques. This fantastic tree lined avenue has a strong sense of community and is ideally positioned for well regarded educational facilities that include West Hove Infant School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools.

Hove promenade is moments away, which has undergone a multi million pound regeneration programme that has sports and leisure facilities, activity, relaxation spaces and green spaces to increase biodiversity. Wish Park with it's 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 mainline station is approximately one mile in distance, with direct links to Gatwick and London, for those needing to commute, there are also regular bus services situated at the end of the road, providing access to all parts of the city and beyond. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road.

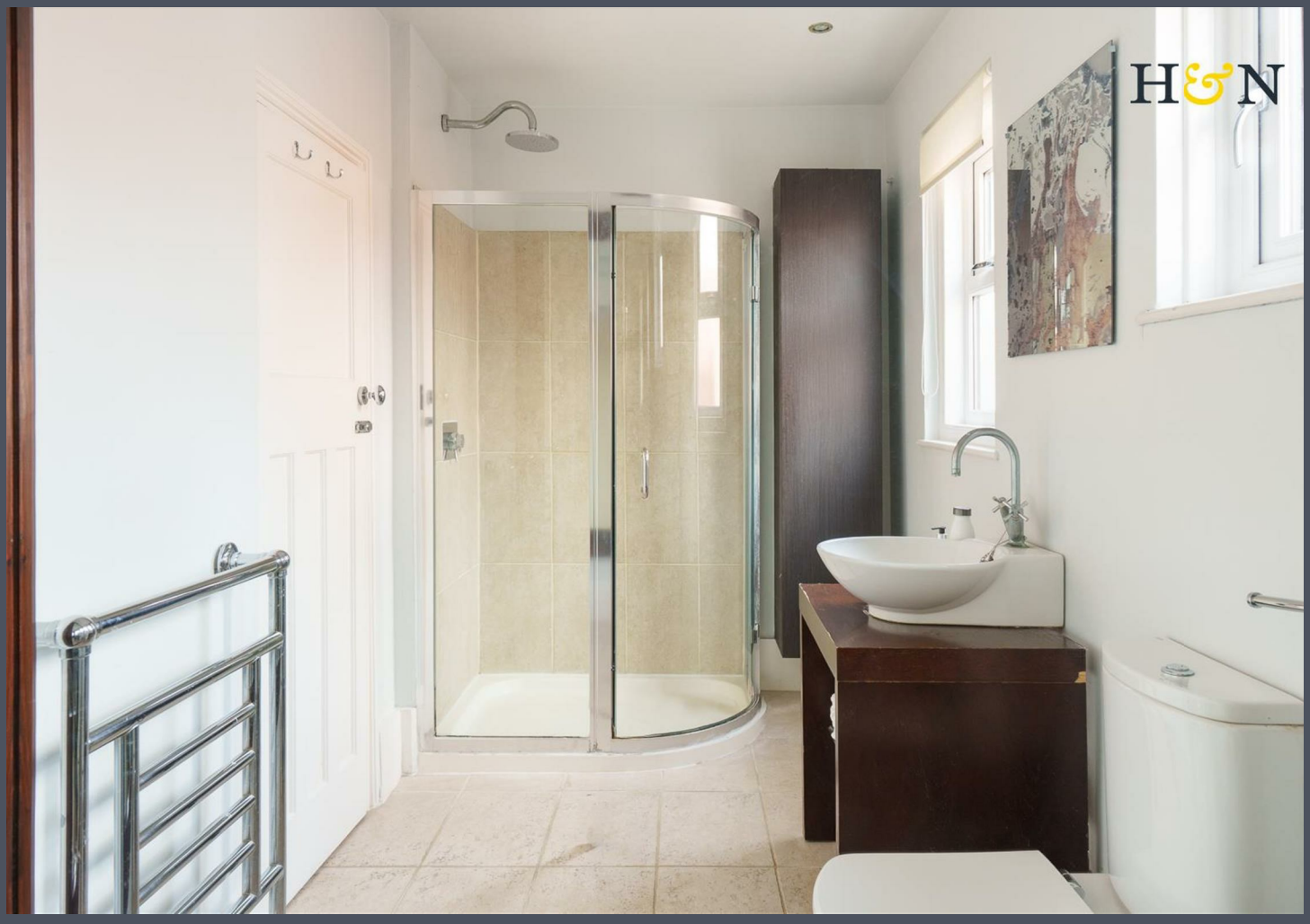
Additional Information

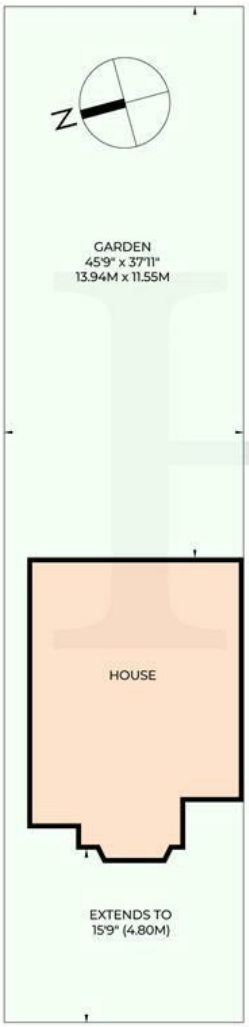
EPC rating: C
Internal measurements: 2,450 Square feet / 227.6 Square metres
Tenure: Freehold
Council tax band: G
Parking zone: W



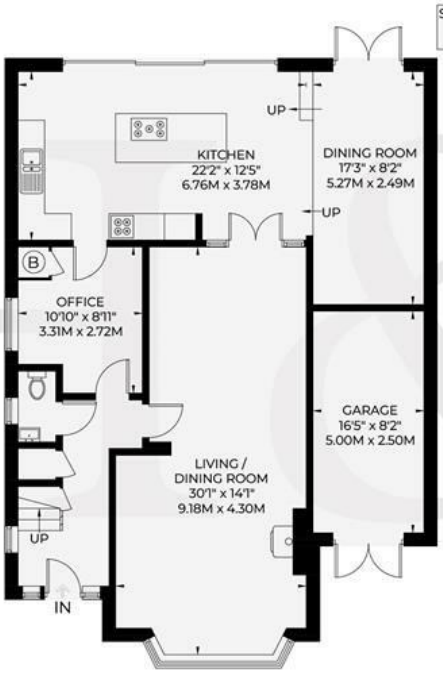








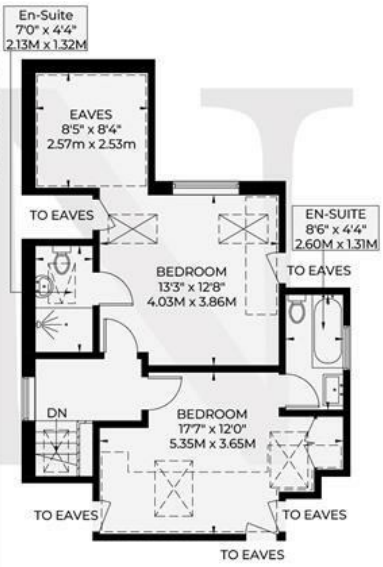
Site Plan



Ground Floor
108.7 sq m / 1170 sq ft



First Floor
67.5 sq m / 726 sq ft



Second Floor
51.4 sq m / 553 sq ft

APPROXIMATE GROSS INTERNAL AREA = 227.6 sq m / 2450 sq ft

INCLUDING LIMITED USE AREA OF = 16.0 sq m / 172 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).

RICS Certified Property Measurer

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