

H&N



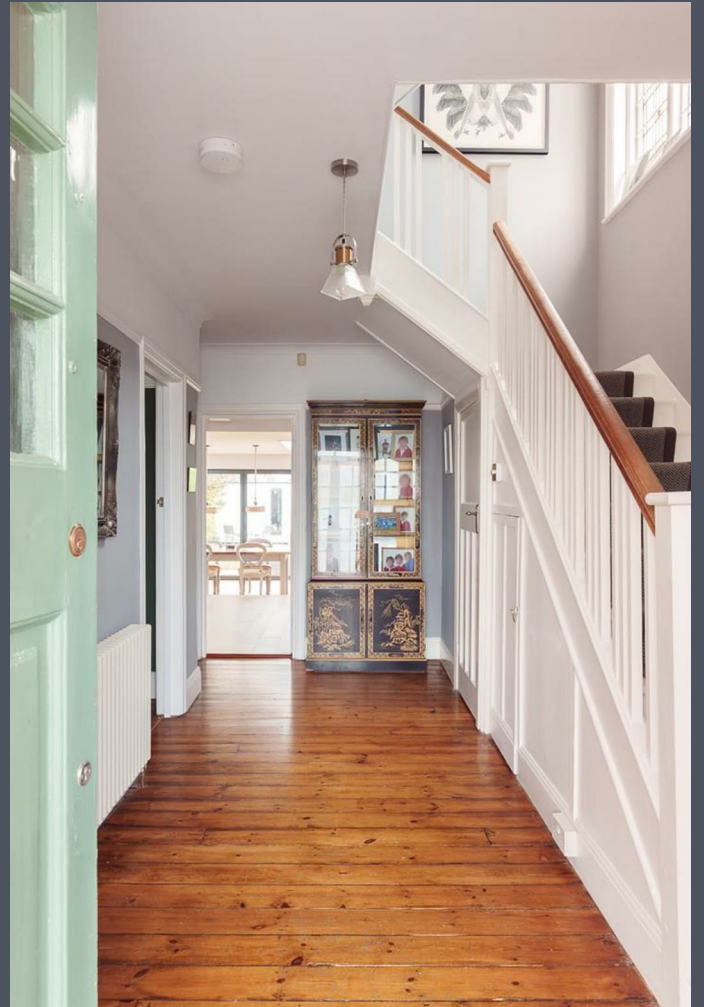
Glebe Villas, Hove

Guide price £1,250,000

HEALY
& NEWSOM

EST. 1990







Glebe Villas, Hove, BN3 5SL

This splendid house offers a perfect blend of comfort and elegance, making it an ideal family home. Spanning an impressive 2,527 square feet, the property features two reception rooms, four spacious double bedrooms and two bathrooms. The outdoor space is equally impressive, with a tranquil rear garden complete with a charming garden room, perfect for relaxation or hobbies. The front garden offers off-road parking for up to four vehicles, along with access to a garage.

As you enter, you are greeted by a grand entrance hall adorned with original varnished floorboards, which seamlessly flow into the bay-fronted living room. This inviting space boasts a log burner stove, original picture rails, and fitted window shutters, creating a warm and welcoming atmosphere. The engineered oak flooring continues throughout, leading to a versatile seating area and a dining space, perfect for both entertaining guests and enjoying quiet family moments. The aluminium bi-fold doors open up to the tranquil rear garden, allowing for a seamless indoor-outdoor living experience.

The heart of the home is undoubtedly the open-plan Ultima designed kitchen, crafted from solid oak and painted in a Farrow and Ball finish. It features a charming butler sink, stone resin worksurface, and a breakfast bar made from solid Iroko wood. Integrated appliances, including a double oven, ensure that this kitchen is as functional as it is beautiful. Additionally, a walk-in larder room and pantry provide ample storage space.

On the first floor, you will find three generous double bedrooms and a spacious bathroom, while the top floor is dedicated to the luxurious main bedroom suite. This retreat features two Juliette balconies overlooking the serene rear garden, a walk-in wardrobe, eaves storage and a lavish ensuite shower room.

Garden and Grounds

The rear garden measures approximately an impressive seventy feet and five inches in length. Designed with a central lawn, the garden has Indian sandstone paths that lead to a delightful patio area that has a garden room which is fully insulated and equipped with lighting, power and electric heating. For those who enjoy outdoor entertaining, the garden room features a bar, however, this is a versatile space for ideal for leisure or work and is fitted with Wi-Fi connectivity.

The outside kitchen is a true culinary delight, boasting a polished worktop for the BBQ, an outside fridge and a log store for convenience. The raised borders of the lawn add a touch of sophistication to the garden, making it a serene retreat from the hustle and bustle of daily life and perfect for al fresco dining or relaxing in the sun.

One of the standout features of this property is the tranquil rear garden, this house is not just a home; it is a lifestyle choice, offering a peaceful sanctuary in a desirable location. Whether you are looking to entertain or simply unwind, this property is sure to impress.

Location

Glebe Villas is ideally positioned for well regarded educational facilities that include West Hove Infant School, King's School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. There is a choice of main line train stations, Portslade Station is less than a quarter of a mile in distance and Hove station is approximately one and a half mile away, both have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas including Wish Park and Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away. Hove promenade is moments away where you will find Hove's newest beach-park development. This inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped gardens, wheeled-sports areas (including a skate plaza), a pump track and a roller area, as well as paddle and tennis courts.

A comprehensive range of nearby shops can also be found nearby in Boundary Road and Portland Road that include a local Tesco and Aldi supermarkets. There is easy access to Hove's main thoroughfare which offers a wider selection of shops, eateries and independent boutiques. 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. The district is well served with regular bus services providing access into the city centre.

Additional Information

Tenure: Freehold

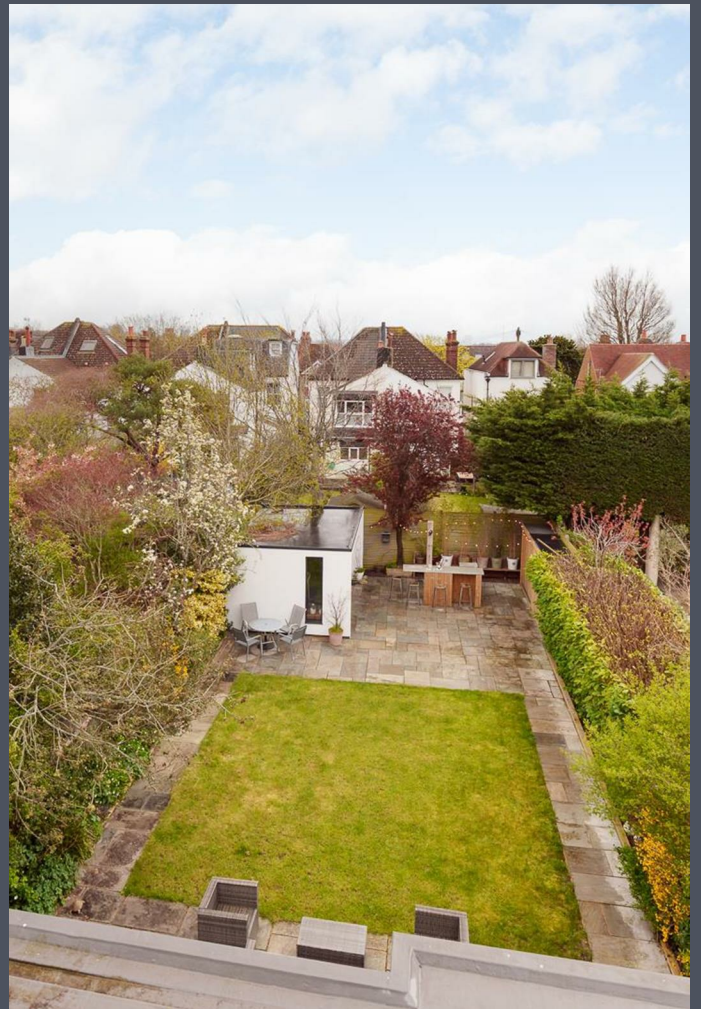
EPC rating: C

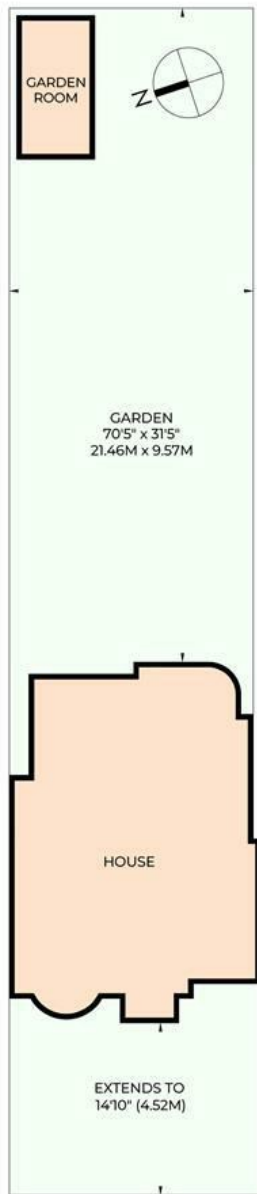
Internal measurement: 234 Square metres / 2527 Square feet

Council tax band: E

Parking zone: L



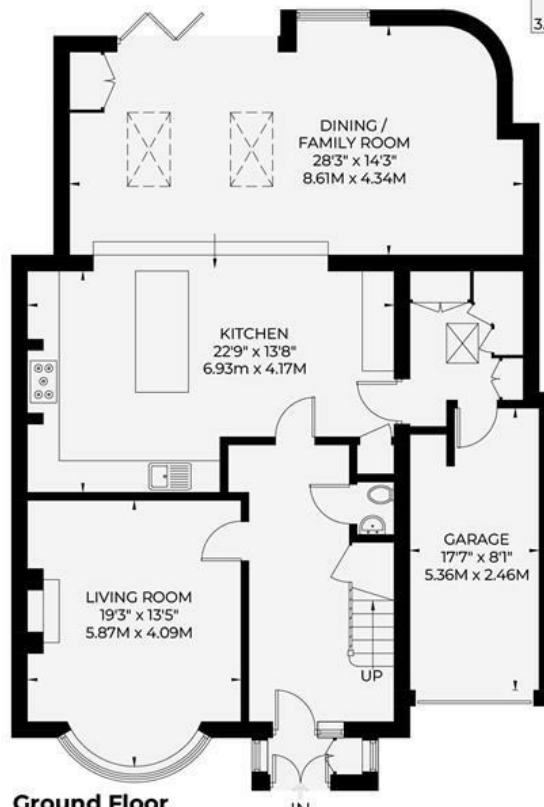




Site Plan



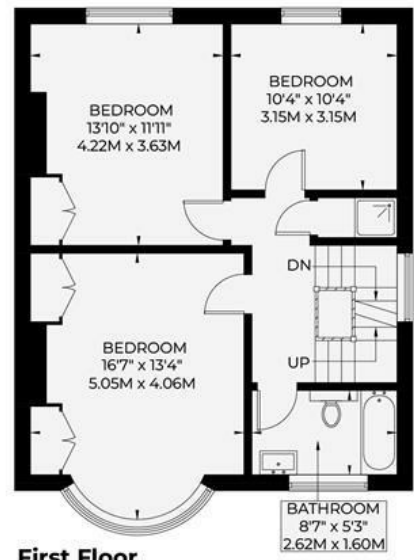
Annexe
13.8 sq m / 148 sq ft



Ground Floor
120.5 sq m / 1297 sq ft



Second Floor
39.7 sq m / 427 sq ft



First Floor
60.9 sq m / 655 sq ft

APPROXIMATE GROSS INTERNAL AREA = 234.9 sq m / 2527 sq ft
INCLUDING LIMITED USE AREA OF = 16.7 sq m / 179 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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