



## Langdale Gardens, Hove

£1,295,000

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EST. 1990







# Langdale Gardens, Hove, East Sussex, BN3 4HJ

An exquisite Edwardian house which is a true gem that beautifully marries period elegance with modern living. Boasting four well appointed bedrooms, two reception rooms and the open-plan kitchen breakfast room - complete with a utility room and high-quality Neff appliances, is a delightful space for culinary enthusiasts. There is a ground floor cloakroom, large bathroom upstairs with an exceptionally large shower and free standing designer bath, whilst one of the bedrooms also has a well designed en-suite shower room.

The property is further enhanced by its meticulously landscaped front and rear gardens, providing tranquil outdoor retreats. Imagine enjoying sunny afternoons in these serene spaces, perfect for family gatherings or quiet moments of reflection.

Situated on a sought-after avenue, this home is just a short stroll from the picturesque Hove lawns and the vibrant promenade, where you can enjoy the best of coastal living. With its prime location and remarkable features, this Edwardian house is a rare opportunity not to be missed. Whether you are looking to buy or rent, this property promises a lifestyle of elegance and convenience in one of Hove's most desirable areas.

As you step inside, you will be captivated by the stunning décor that highlights the home's original features. The intricate picture rails, high ceilings, and beautiful stained glass artwork create an atmosphere of timeless sophistication. Each room flows seamlessly, offering a harmonious blend of comfort and style. The property is fully double glazed with timber framed sash windows that are in keeping with the period of the property.

Varnished floorboards expand through the ground floor reception rooms providing a attractive yet practical feature for a busy home, the through living room has a working fireplace and French doors opening to the rear garden. In the dining room there is another attractive fireplace and bay fronted window with fitted shutters, the split level entrance hall leads to the original staircase with bannisters and a convenient down stairs cloakroom. Walking into the kitchen breakfast room you find natural light in abundance and views over the rear garden with bi-fold doors providing access to two sides, a very impressive room with underfloor heating and all integrated appliances.

Upstairs the split level landing has again, an exceptional amount of natural light. There are two bedrooms with views over the rear garden and two located at the front of the property with bay windows; one with direct access to the west facing balcony, all with decorative period fireplaces - adding to the charm of this property. The bathroom is a perfect size and is finished to a very high standard, there is also a good size en-suite in one of the bedrooms which has built in storage and a corner shower.

In all, this is a very practical yet characterful house that feels incredibly welcoming from the first step in the door.

## Gardens

The garden is secluded with charming original high walls to three sides and a gated access to the front of the property. The borders are well planted and established

with floral and herbaceous plants, there is also an attractive paved patio area making this garden a beautifully maintained space which can be enjoyed all year round.

Original walls frame the front garden and an original Minton tiled path leads to the front door. Small lawns either side enjoy floral borders adding to the beautiful period approach to this period property.

## Location

Langdale Gardens is a tree lined street leading from New Church Road in a southerly direction to Hove seafront and esplanade. Langdale Gardens has a great community feel and hosts a street party in summer. Just around the corner is the local Richardson Road parade of shops that include a Morrison's mini market, butchers, organic grocers, coffee shops, beauty rooms and barbers, a comprehensive range of nearby shops can also be found at the end of the street in Portland Road. 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.

Along the leafy New Church Road there are an array of nurseries and well regarded schools in nearby areas which attracts young families. The property is approximately 1.4 miles in distance from Hove station and less than a mile to Aldrington station.

## Additional Information

EPC rating: TBC

Internal measurements: 1,684 Square feet / 156.4

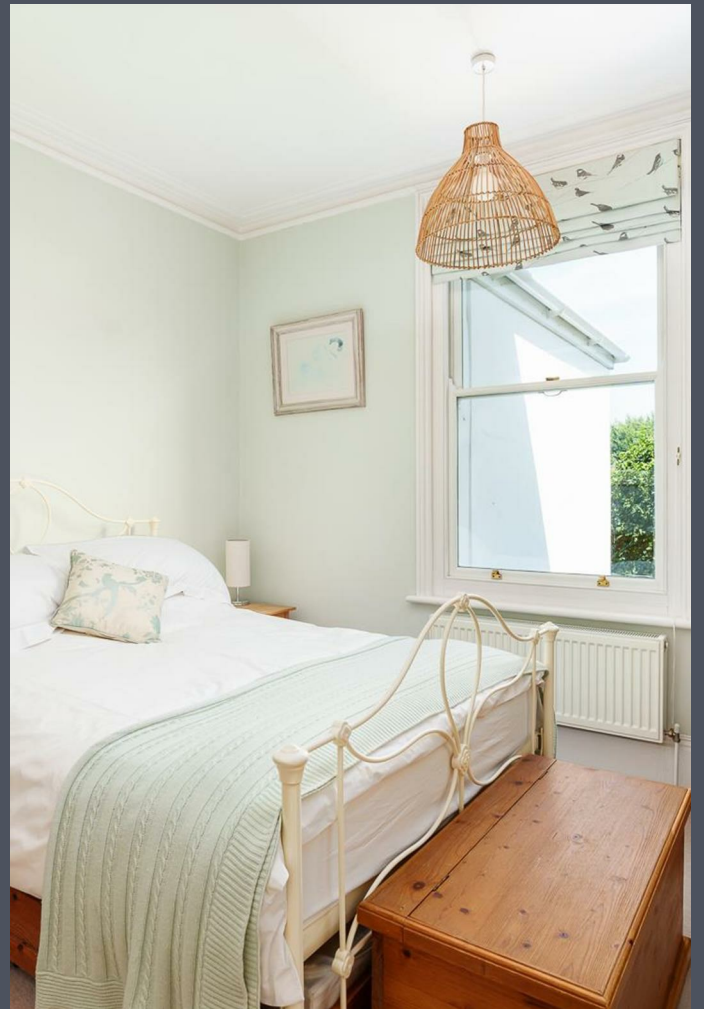
Square metres

Council tax band: F

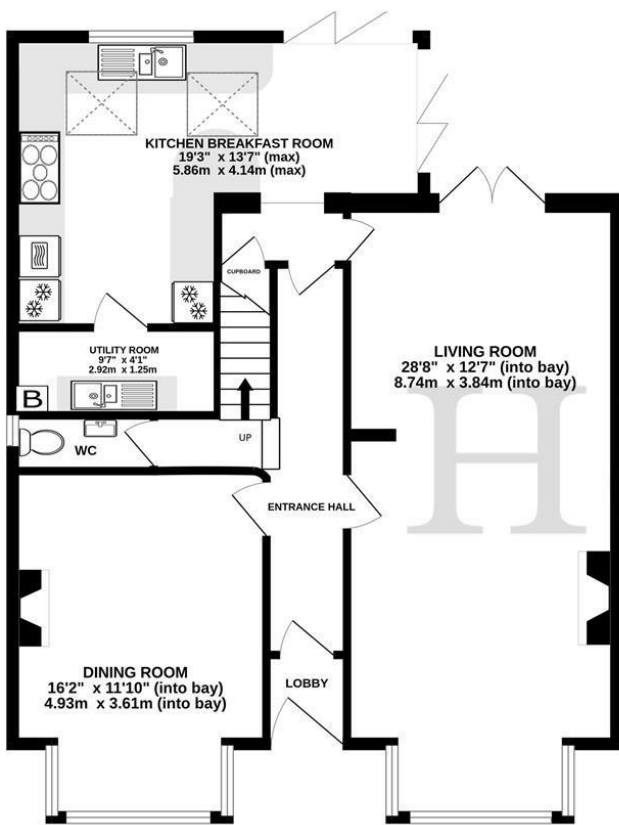
Parking zone: W

Tenure: Freehold

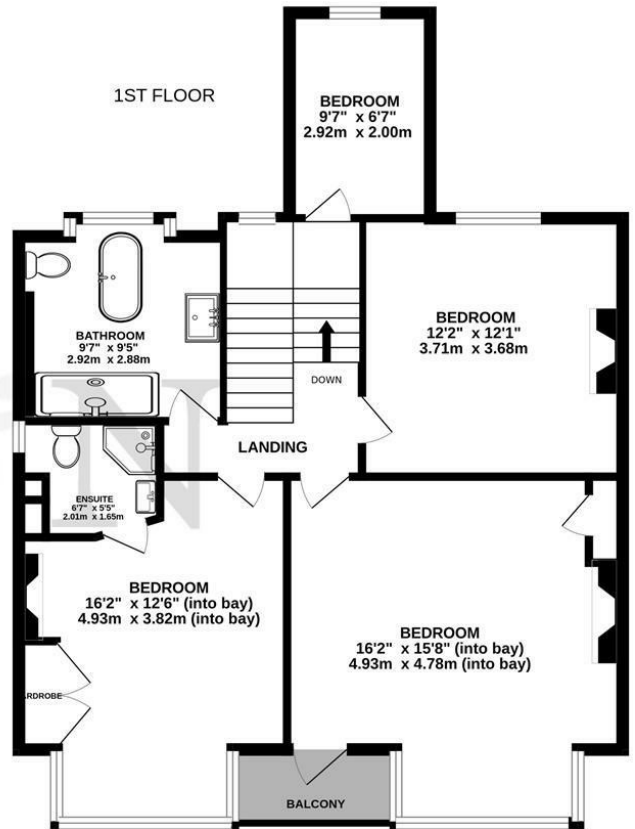




## GROUND FLOOR



## 1ST FLOOR



TOTAL FLOOR AREA : 1684 sq.ft. (156.4 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 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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