Langdale Gardens, Hove

£1,450,000

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Langdale Gardens, Hove, BN3 4HJ

A substantial and extended, double fronted Victorian residence, offering a perfect blend of character, modern living and spacious accommodation making it an ideal family home. The high ceilings and beautiful stained glass artwork create an atmosphere of timeless sophistication. The dual aspect through living room has original varnished floorboards, a westerly aspect bay window and French doors opening to the rear garden. With five well-proportioned bedrooms, there is ample room for both relaxation and privacy. The dining room is open plan to the kitchen and provides a versatile space for family meals or entertaining guests. The house also features three bathrooms and a separate ground floor toilet and utility room, ensuring convenience for all residents. The spacious family bathroom includes designer Versace wall tiles, twin sinks, a roll top bath and shower enclosure. The main bedroom is also impressive with a walk in wardrobe, ensuite and west facing balcony.

One of the standout features of this property is the rear garden which is a delightful outdoor retreat. This garden space has a patio and lawn area, gated side access, mature roses and lilac bushes, a maple tree and a shed for storage. This is perfect outside retreat for al fresco dining, gardening or simply enjoying the fresh air.

Situated just moments from Hove Beach Park and the seafront, this exceptional home enjoys one of the most sought-after coastal locations. Residents can enjoy the nearby beach, local shops and a variety of restaurants, all within moments of this wonderful home.

This property presents an exceptional opportunity for those in search of a spacious family home with lots of built in storage in a sought-after location. With its harmonious blend of period charm and modern amenities, it is sure to captivate discerning buyers looking for a place to create lasting memories.

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 beautician. There is a more comprehensive range of businesses found in Hove’s main thoroughfare via Church Road, with 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, Kings School, St Christopher's and St Andrew's School, in addition to a selection of local bilingual schools. Hove Beach Park 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 only 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

(outgoings as advised by our client)
EPC rating: D
Internal measurement: 2,013 Square feet / 187 Square metres
Tenure: Freehold
Council tax band: F
Parking zone: W

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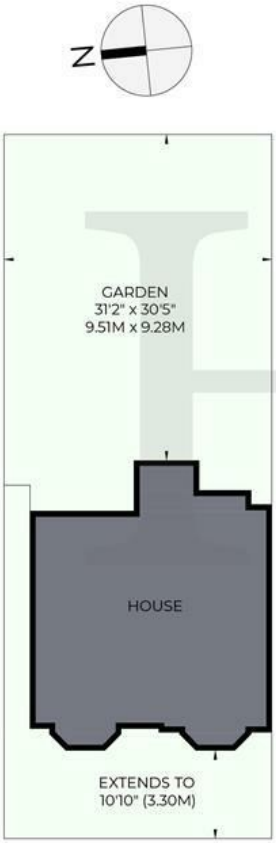
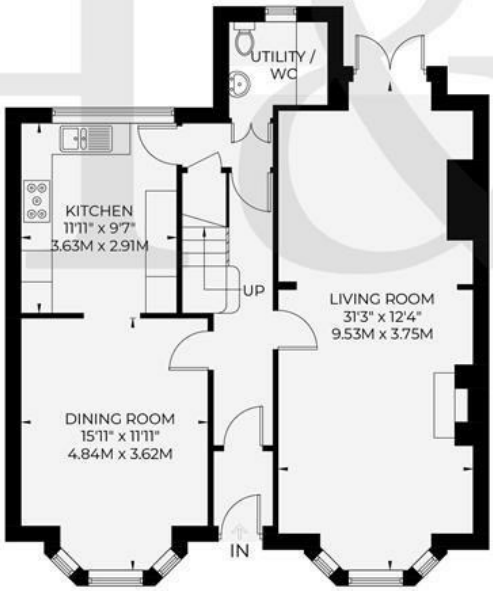
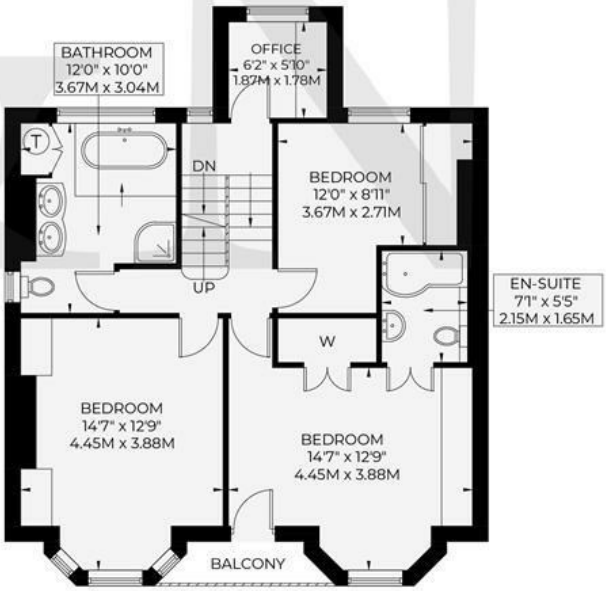


Site Plan

Second Floor
36.2 sq m / 389 sq ft



Ground Floor
76.4 sq m / 822 sq ft



First Floor
74.4 sq m / 801 sq ft

APPROXIMATE GROSS INTERNAL AREA = 187 sq m / 2013 sq ft

INCLUDING LIMITED USE AREA OF = 6.3 sq m / 67 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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