

H&N



Welbeck Avenue, Hove

£1,400,000

HEALY
& NEWSOM

EST. 1990

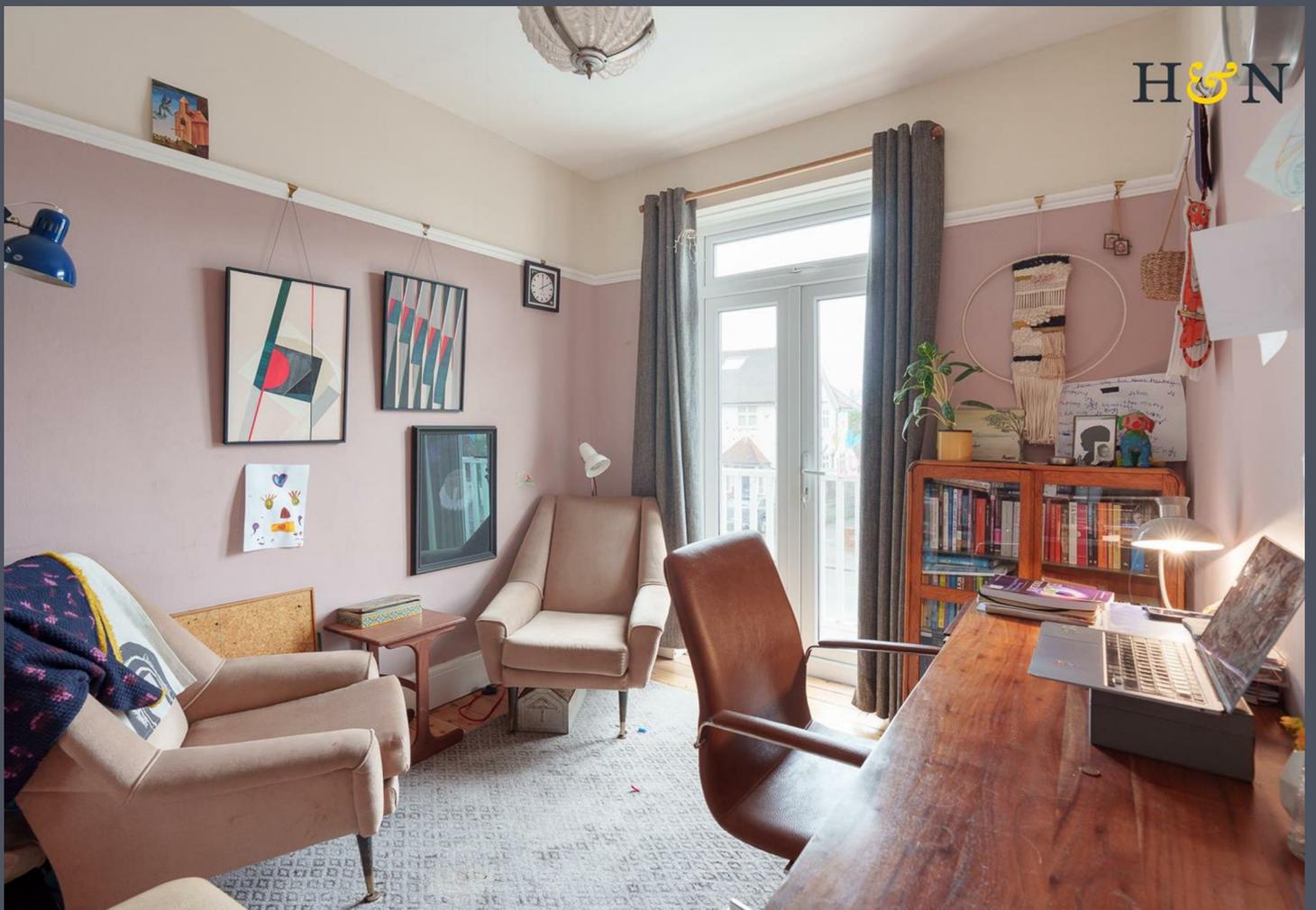
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Welbeck Avenue, Hove, BN3 4JL

A magnificent residence which has been meticulously renovated to the most exacting standards, showcasing its original 1930s grandeur. There are five spacious bedrooms and three well-appointed bathrooms, this property offers an abundance of living space across three floors, making it ideal for larger families or those who enjoy entertaining.

As you enter, you are greeted by an impressive entrance hall, parquet wood flooring with under floor heating that continues through to the striking open plan living area which flows seamlessly from the bay-fronted living room, complete with an inviting open fire, into a cosy snug featuring another stylish period open fireplace. The dining area is perfect for family gatherings, while the German-made kitchen boasts maintenance-free Dekton work surfaces and a large breakfast bar with a Corian work surface, ensuring both practicality and elegance. The separate utility room provides additional convenience, with space for a washing machine and dryer and direct access to the garage.

On the first floor is the principal bedroom, which offers sea views from the bay window, fitted wardrobes and an ensuite shower room. Two additional double bedrooms overlook the garden, while another front aspect bedroom opens onto a charming period balcony. The family bathroom is a true highlight, adorned with beautiful Moroccan-style baked tiles and enhanced by natural light from two windows. The top floor features two more bedrooms, one of which has a delightful Juliet balcony with far-reaching sea views, this level is also complemented by an additional shower room.

Outside, the property benefits from parking for three vehicles and bi-fold doors that open up to the garden, creating a perfect indoor-outdoor flow. With its impeccable attention to detail, stylish redecoration, and striking period features, this home is a rare find just off Hove seafront, offering a unique blend of modern comfort and classic charm.

Garden & Grounds

The property comes with landscaped grounds to the front and rear of the house. There is practical off road parking for several vehicles to the front of the house and access to the garage, shaped floral borders lead up to the original period front door and there is gated side access. The west facing rear garden is a true highlight with porcelain tiled patio areas and no maintenance hard wood Caoru decking, mainly laid to lawn there is a path leading to an outside kitchen that includes a sink with water and drainage and 20ft x 6ft shed.

Location

Welbeck Road is a tree lined street leading from New Church Road in a southerly direction to the beach. This area of Hove is a fantastic residential location with a strong sense of community and with many local activities available throughout the year. Wish Park with its café and Hove Lagoon are close by and along leafy New Church Road there is easy access to Hove's central shopping district in Church Road and St Georges Street. Richardson Road, a local parade of shops and businesses is also in close proximity with an independent butchers, organic grocers, Drury's coffee house, hairdressers, newsagents, and beauticians.

The main bus routes with regular services can be found on the Kingsway and New Church Road providing access to all parts of the city and beyond and for those needing to commute, Hove train station is approximately 1.5 miles in distance and it is only just over a mile to Portslade Station which provides direct links to London Victoria and Gatwick Airport. 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. The Rockwater and Babble hospitality venues are also located here. The King Alfred Leisure centre is also nearby where you will also find the renowned Marrocco's on King's Esplanade that has handmade Italian ice-cream, perfect for hot summer days.

Additional Information

Tenure: Freehold

EPC rating: C

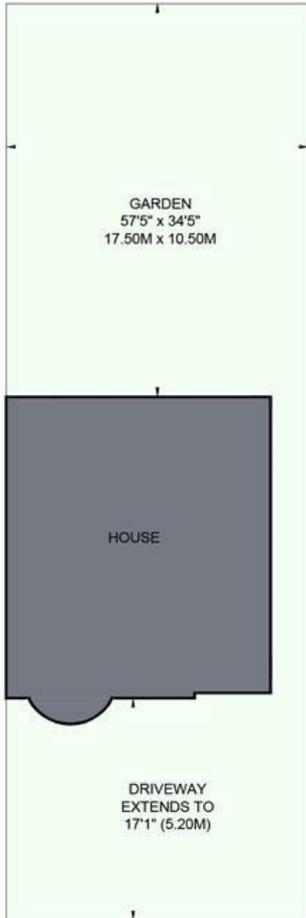
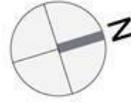
Internal measurement: 202.6 Square metres / 2,180 Square feet

Council tax band: F

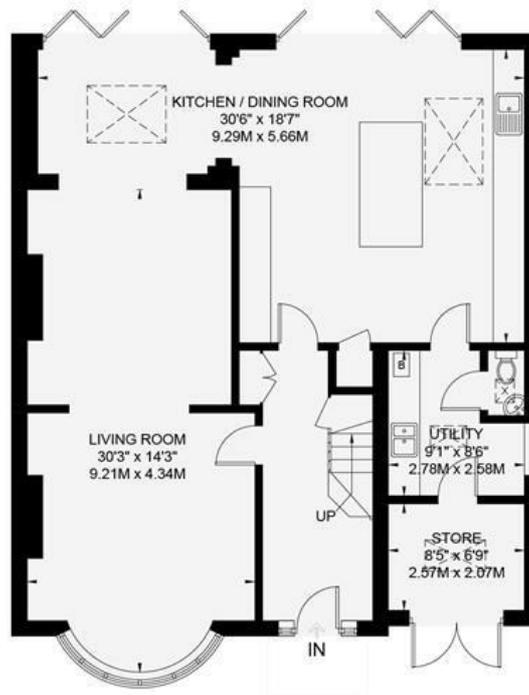
Parking zone: W







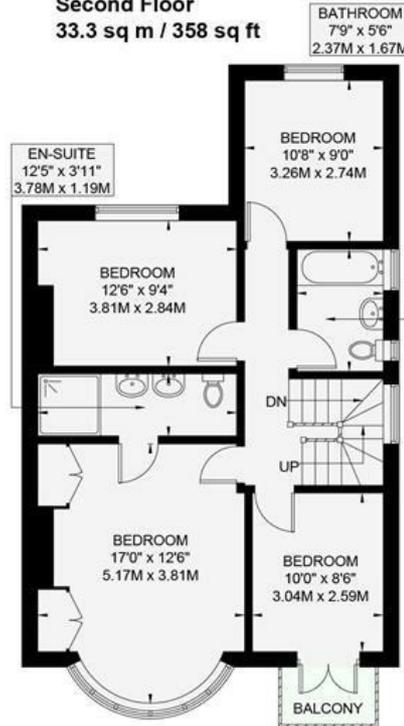
Site Plan



Ground Floor
105.4 sq m / 1134 sq ft



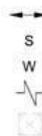
Second Floor
33.3 sq m / 358 sq ft



First Floor
63.9 sq m / 688 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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|------------------------------|----------|-----------------------------|
| Measuring Points | (CH) | Ceiling Height |
| Storage Cupboard | T | Hot Water Tank |
| Fitted Wardrobes | FF | Integrated Fridge / Freezer |
| Garden Shortened for Display | [Symbol] | Head Height Below 1.5m |
| Skylight | B | Boiler |

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