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Hogarth Road

Hove, BN3 5RH

£950,000

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# Hogarth Road, Hove, BN3 5RH

A detached 1930s house located on Hogarth Road in a favourable position on level ground in the sought-after area of Hove.

As you step inside, you'll be greeted with a spacious entrance hall onto well-appointed rooms that are tastefully presented throughout, blending modern convenience with classic charm. Some period features remain adding character and a sense of history to the property, and the through living spaces flow beautifully.

The property comprises two reception rooms, an extended kitchen breakfast room and downstairs cloakroom to the ground floor, with three double bedrooms, and two bathrooms to the first floor.

One of the highlights of this house is the favoured west-facing garden, perfect for enjoying sunny afternoons and al fresco dining with family and friends. Additionally, the large loft space offers potential for further extension subject to necessary consents.

## Location

Hogarth Road is situated North of New Church Road and is near to Richardson Road where you can find local butchers, Greengrocers, coffee shops, beauty rooms and newsagents. A more comprehensive range of shops are also close by in Portland Road, along with regular bus services giving direct access to Hove's George Street and Church Road thoroughfare and Brighton city centre. For the commuters there is a choice of main line train stations just under a mile away in Victoria Road, Portslade and Hove Station that is little over a mile in distance, both have direct links to London Victoria. Wish Park is within easy reach as is Hove promenade and Lagoon where you can enjoy sea front walks. There are an array of well regarded nursery, primary and middle schools in the local area.

## Accommodation

Approached via a well kept, low walled front garden, the sweeping pathway brings you to the porch and original timber framed door with its pretty leaded light window inserts.

Once inside the house you'll notice the spacious light and airy accommodation ahead of you with a turning staircase, downstairs cloakroom and doors to all principal rooms.

The ground floor is a versatile and optional open plan space, with through reception rooms and French door divides.

Tasteful neutral carpeting with parquet style and retro cork floorings bring the property a great contemporary mix of period, modern and retro.

The current owner has extended the kitchen at the rear to

create an impressive open plan, dual aspect space.

There's ample room for a dining table and chairs, breakfast bar divide and an abundance of natural light via the large lantern skylight.

Contemporary in design, the kitchen has a comprehensive range of wall and base units with integrated appliances and a high end quartz work surface with matching upstand. There are lovely leafy green views and direct access onto the garden.

All bedrooms are spacious double rooms with a pleasant outlook. The principal further enjoys a bright south west dual aspect, built-in wardrobes and a contemporary en-suite shower room.

The family bathroom is a great size with a feature pyramid window and contemporary tiled surrounds. Comprising a bath with separate walk in shower, a low level eco flush WC and wash basin.

## Outside

Enjoying a favoured westerly aspect, the large rear garden is mainly laid to lawn with mature tree and shrub borders. Trellising separates the garden shed and vegetable patch at the end of the garden and there's useful gated side access to the front of the property.

A paved patio provides space for alfresco dining and sun lounges.

## Additional information

EPC rating: D

Council tax: E

Internal measurement: 139 Square metres / 1,496 Square feet

Parking zone: W

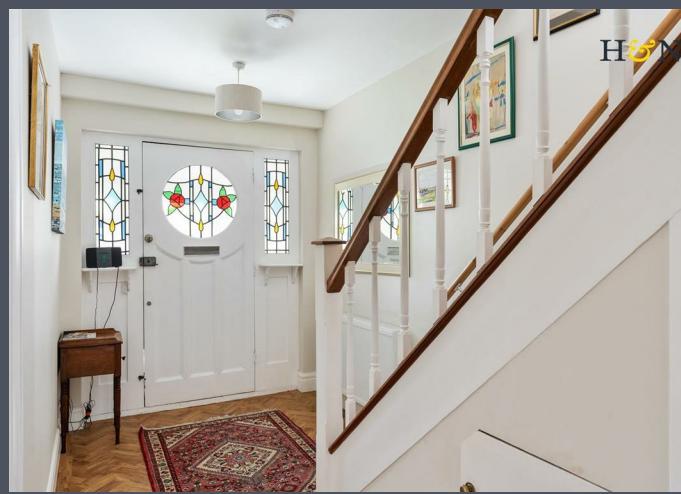
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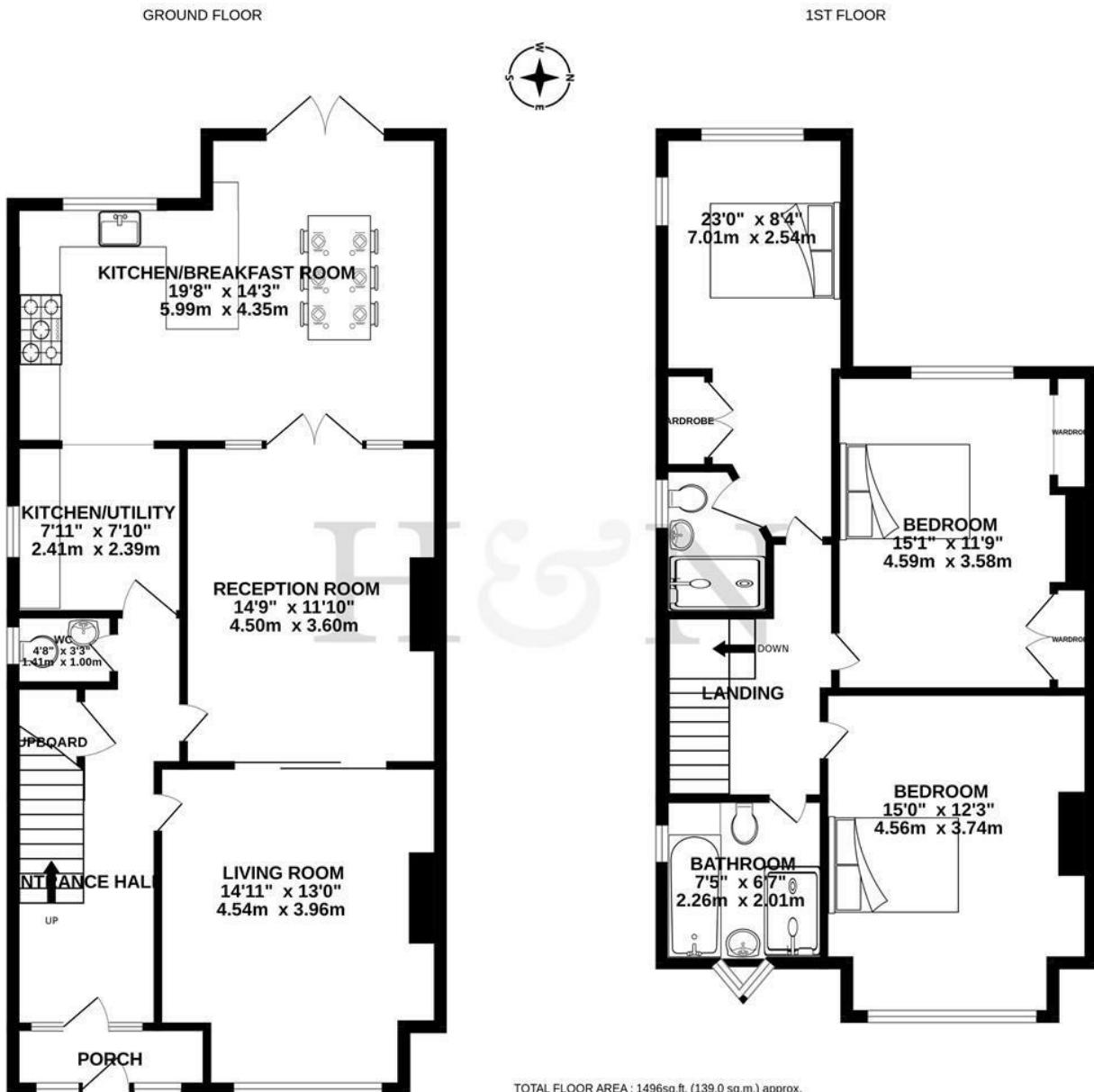


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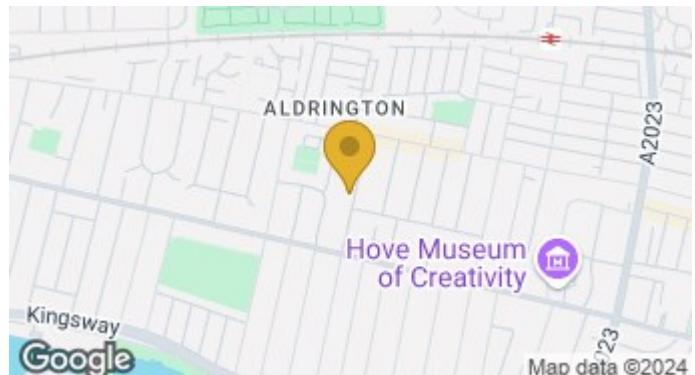


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