

H&N



Reynolds Road, Hove

Guide price £1,300,000 to £1,350,000

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Reynolds Road, Hove, BN3 5RJ

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An exquisite four-bedroom house, built in the 1920s, which beautifully exemplifies this period and has been finished to a high standard throughout. Spanning an impressive 1,909 square feet, the property showcases original stained glass, doors and architrave, offering a glimpse into its rich history. The ground floor and loft extensions have been designed by Bean Interior Architects and featured in 25 Beautiful Homes - <https://beaninteriors.co.uk/reynolds-2>

Upon entering, you are greeted by a welcoming entrance hall featuring an original front door and oiled oak flooring. The ground floor is designed as the heart of the home, boasting two reception rooms, including a spacious open-plan family room that seamlessly connects to the landscaped rear garden through elegant Origin bi-fold doors. This remarkable family space is divided into three distinct zones, perfect for both relaxation and entertaining. The bespoke Schüller Biella kitchen is a highlight, equipped with intelligent storage solutions, integrated Neff appliances and has Okite worktops, ensuring both style and functionality. The seating area has a sound proofed wall, TV and audio system, fitted storage and a Bellfires real flame gas fire.

The property also features a quiet sitting room, complete with a solid oak fireplace with bioethanol real flame fire and a bay window overlooks the front garden. A convenient ground floor W.C. and a thoughtfully designed utility room accessible from the driveway enhances the practicality of this home.

The first floor has three double bedrooms, two of which boast original decorative fireplaces, alongside a separate toilet and a spacious bathroom featuring underfloor heating and a luxurious rainfall shower with push button controls. The top floor is dedicated to a stunning bedroom suite, complete with bespoke wardrobes, an elegant ensuite bathroom and a Juliet balcony offering far-reaching views of the west facing garden.

There is off-road parking for one vehicle that includes an electric charge point, the front garden also has mature rose bushes adding to the charm of this immaculate property.

Garden

In the beautiful west facing rear garden there is a wonderful selection of structural plants, perennials, annuals and shrubs with various flowering seasons, established herb gardens and fruit-bearing bushes, including raspberries and blueberries, add to the charm of this outdoor space.

The excellent selection of trees include a mature pear, apple and cigar tree, provide privacy and colour all year around. Adorned with raised borders of Jasmine, Honeysuckle and Clematis, alongside a central lawn and a patio area, this garden is perfect for outdoor gatherings and a true sanctuary.

Location

Reynolds Road is a quiet street and is ideally positioned for well regarded educational facilities that include West Hove Primary and Infant School, Kings School and Blatchington Mill, 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, Hove Station (1 mile in distance) and Portslade Station is just under one 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 where you can enjoy water sports and enjoy sea front walks. 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.

Just around the corner is the local and very charming 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 also 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

EPC rating: C

Internal measurement: 1,909 Square feet / 177.4 Square metres

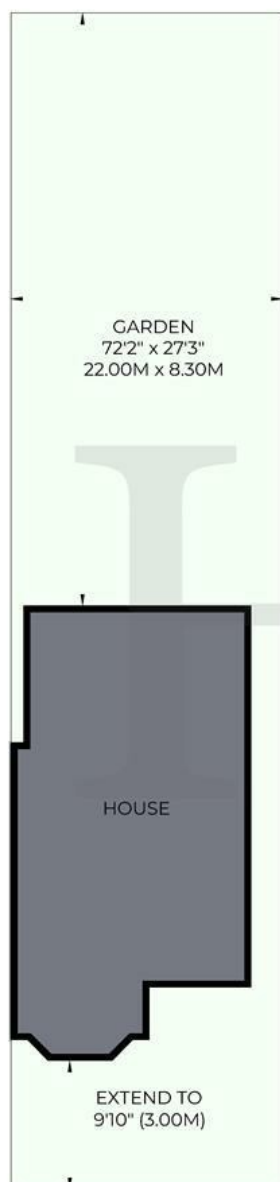
Tenure: Freehold

Council tax band: D

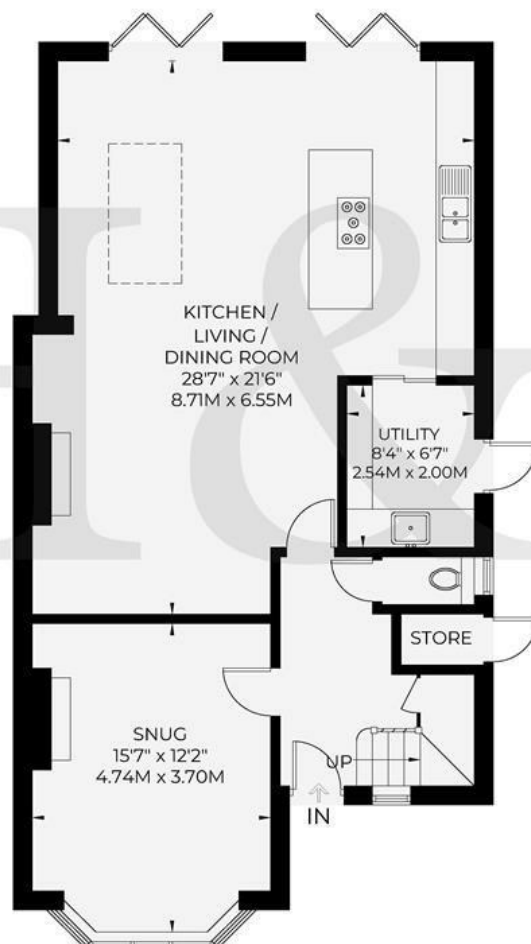
Parking zone: W



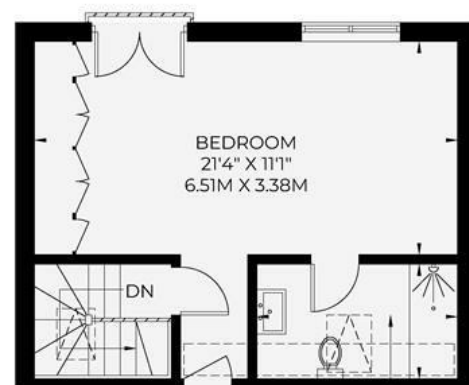




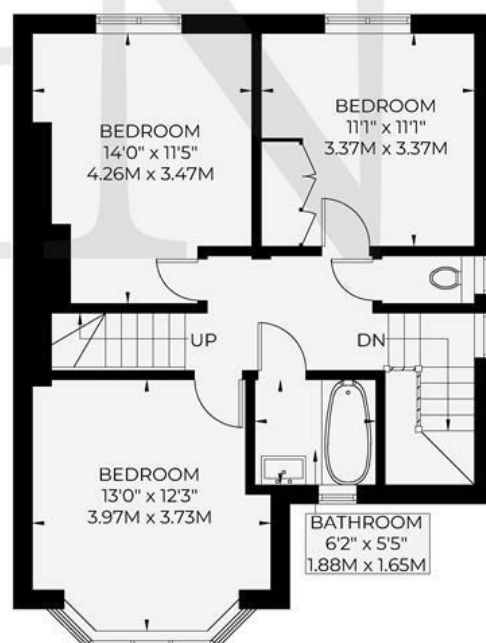
Site Plan



Ground Floor
85.2 sq m / 917 sq ft



Second Floor
35.2 sq m / 379 sq ft



First Floor
57.0 sq m / 613 sq ft

APPROXIMATE GROSS INTERNAL AREA = 177.4 sq m / 1909 sq ft
INCLUDING LIMITED USE AREA OF = 3.4 sq m / 36 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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