



Hogarth Road, Hove

£975,000

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Hogarth Road, Hove, BN3 5RH

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A charming and spacious period house offering a delightful blend of original features and modern comforts. With four spacious bedrooms and two well-appointed bathrooms, this home is perfect for families seeking both space and character.

As you approach the property, you are greeted by a beautifully laid brick block path leading to a large open porch and an elegant period front door. The front garden is adorned with shaped flower beds and mature shrubs. Upon entering, you will find a generous entrance hall featuring original varnished floorboards that flow throughout the ground floor. The front reception room boasts a charming open fireplace and a bay window that overlooks the front garden, creating a cosy atmosphere. The rear reception room, with its French doors, opens into a sizeable conservatory, offering stunning views and direct access to the wonderful west-facing rear garden. The contemporary kitchen is equipped with a range of cream gloss units, an integrated washing machine, and an eye-level oven, all while providing lovely views of the garden.

The first floor features a spacious landing leading to a front aspect bedroom complete with a feature bay window and an ensuite shower room. Two additional rear bedrooms, both with original fire surrounds, offer serene views over the garden, with one room benefiting from a double wardrobe and built-in airing cupboard. The family bathroom is dual aspect with an original feature stained glass alcove window, the bath has a hand held shower attachment and there is a matching white basin and W.C.

On the top floor, a large bedroom with double-glazed Velux windows and eaves storage awaits, accompanied by a generous bathroom that includes a mixer shower over the bath, W.C. and bidet.

This property is a rare find, combining character, period features and practical living space.

Garden

The west-facing secluded rear garden is a true highlight, featuring a patio equipped with external power points and a water tap, with shaped floral borders either side and steps up to the lawn. A path leads up to a shed, this good size garden includes a brick-built BBQ, complemented by Willow and Silver Birch trees.

Location

Hogarth Road is named after the English painter, William Hogarth, this ideal location has easy access to well regarded educational facilities that include West Hove Infant School, 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 miles in distance), Portslade Station (0.8 miles in distance) and Aldrington Station (0.5 miles away), all have direct links to Gatwick and central London. This excellent and convenient location is close to several parks and recreational areas including Stoneham Park and Wish Park, Hove Lagoon is also within easy access where you can enjoy water sports and sea front walks with Hove promenade being only a short distance away.

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.

Additional Information

EPC rating: E

Internal measurement: 1,853 Square feet / 172.2 Square metres

Tenure: Freehold

Council tax band: D

Parking zone: W







APPROXIMATE GROSS INTERNAL AREA = 172.2 sq m / 1853 sq ft
 INCLUDING LIMITED USE AREA OF = 12.7 sq m / 137 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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