



11 Chanctonbury Road

Hove, BN3 6EL

Offers in excess of £950,000

Located on the sought-after Chanctonbury Road in Hove, this spacious five-bedroom family home has been tastefully renovated throughout and is presented in immaculate, move-in-ready condition. Spanning approximately 1,814 sqft (168.5 sqm) over three floors. Elegant original details are paired with high-quality modern updates to create a truly comfortable living space.

The ground floor features a large bay-fronted reception room with beautiful wood flooring and fireplace, leading to a contemporary open-plan kitchen and dining space complete with quality cabinetry, integrated appliances, and bi-fold doors. These open directly onto a west-facing garden that has been smartly decked for low maintenance, offering a private and sunny space ideal for relaxing or entertaining. The property also benefits from side access to the garden.

Upstairs, the first floor offers a generous principal bedroom with en-suite, a second double bedroom, stylish family bathroom, and a separate study/bedroom. The second floor comprises three further bedrooms and an additional bathroom, providing flexible space for growing families or home working.

Perfectly positioned within walking distance of Seven Dials and Brighton Station, this home also benefits from close proximity to St Ann's Wells Gardens, Hove Green, and a wide range of local shops, cafés, and transport links.

Families will appreciate being within the catchment for highly regarded schools including Blatchington Mill and Cardinal Newmans secondary schools, Aldrington C of E, and Balfour Junior Schools, while Brighton College and BHASVIC are also nearby.

Offered for sale with no onward chain, this is a rare opportunity to secure a turnkey home in one of Hove's most desirable locations.



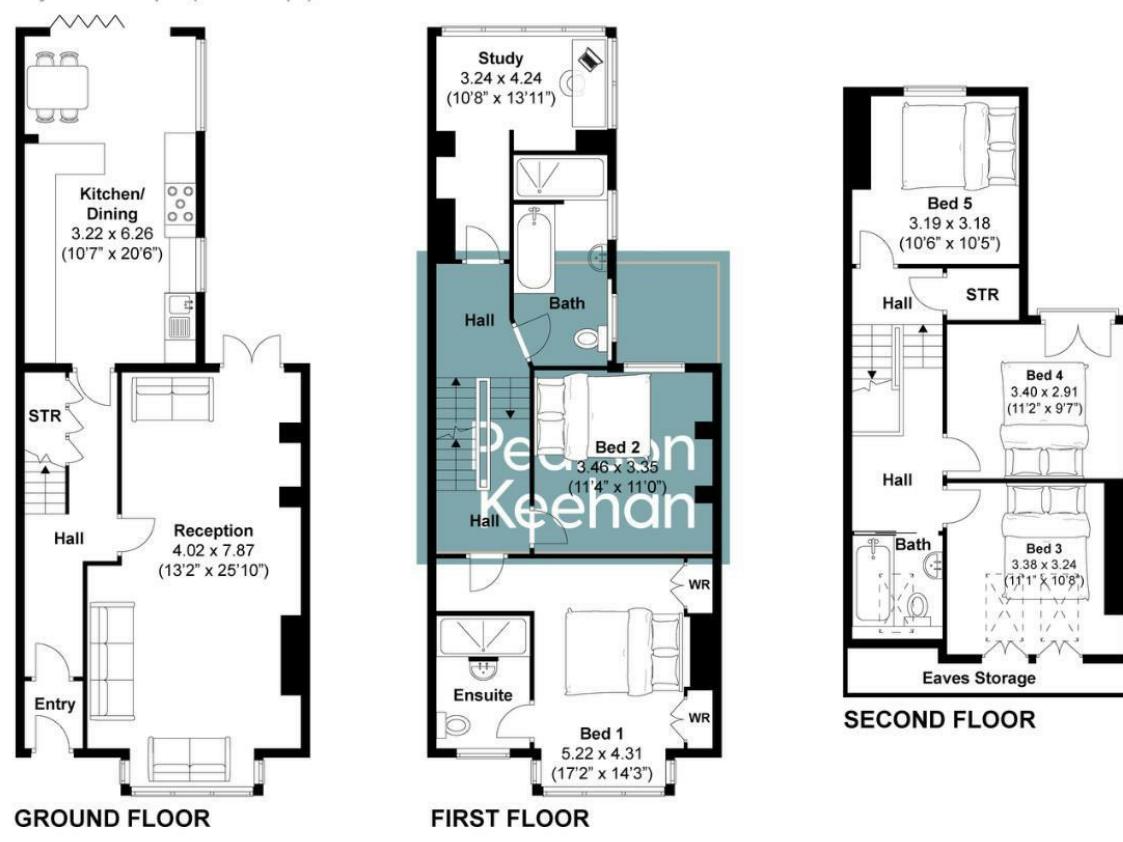
Pearson Keehan



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Approximately 168.5 sqm (1814 sqft)



Disclaimer:

The measurements are approximate and are for illustration purposes only. The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions. If you require further verification please discuss with the buyer/owner of the property.

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Energy Efficiency Rating	
	Current
Very energy efficient - lower running costs (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
(21-38)	F
(1-20)	G
Not energy efficient - higher running costs	
England & Wales	EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating	
	Current
Very environmentally friendly - lower CO ₂ emissions (92 plus)	A
(81-91)	B
(69-80)	C
(55-68)	D
(39-54)	E
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