



19 Raphael Road

Hove, BN3 5QP

Guide price £400,000

Guide Price: £400,000-£425,000

Situated in a highly desirable residential area, this spacious two-bedroom ground floor flat blends charming period character with excellent potential for modernisation.

With generous proportions throughout and a private garden, this property offers an exciting opportunity to create a stylish and comfortable home. At the front, the principal bedroom benefits from a beautiful bay window that floods the room with natural light, complemented by an elegant feature fireplace and decorative stained glass details. The second double bedroom is also well-proportioned, offering flexibility for use as a guest room or study. The bright and airy sitting and dining room features an ornate fireplace and French doors that open directly onto the private rear garden. This versatile space is ideal for both everyday living and entertaining, with ample room for a family dining table. The kitchen is fitted with a range of matching wall and base units, providing plenty of storage and workspace. There is also direct access to the garden from the kitchen and a contemporary bathroom completes the accommodation.

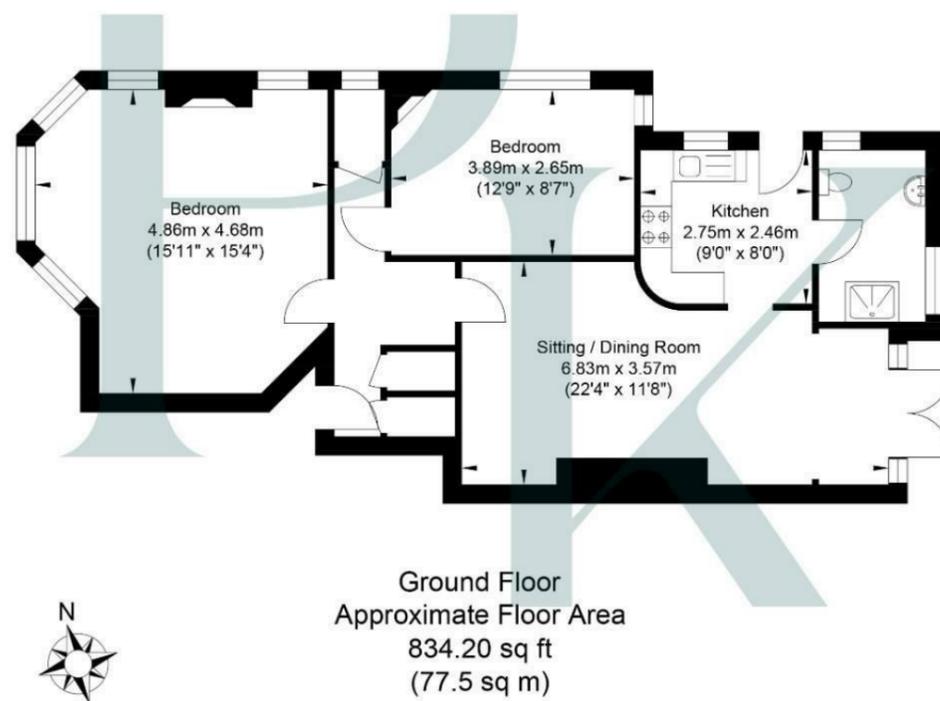
Outside, the private rear garden provides a mix of patio, decking, and planted borders, perfect for dining or a peaceful morning coffee.

Perfectly positioned, Raphael Road is a quiet and well-located street situated between Portland Road and New Church Road. A wide range of local amenities can be found nearby on Richardson Road and Portland Road, including popular coffee shops, supermarkets, and independent stores. The vibrant Church Road area and the seafront are also just a short distance away. The property benefits from excellent transport links, with both Hove and Aldrington railway stations close by, as well as several highly regarded schools in the vicinity.

This spacious apartment also comes with the added benefit of the freehold, which includes the loft space.



Raphael Road



Approximate Gross Internal Area = 77.5 sq m / 834.20 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating	
Current	Potential
Very energy efficient - lower running costs	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	68
(39-54) E	
(21-38) F	31
(1-20) G	
Not energy efficient - higher running costs	

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Environmental Impact (CO ₂) Rating	
Current	Potential
Very environmentally friendly - lower CO ₂ emissions	
(92 plus) A	
(81-91) B	
(69-80) C	
(55-68) D	
(39-54) E	
(21-38) F	
(1-20) G	
Not environmentally friendly - higher CO ₂ emissions	

England & Wales EU Directive 2002/91/EC

Pearson
Keehan