



17 Fonthill Road
Hove, BN3 6HB

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Asking price £1,000,000

An exceptionally presented four-bedroom Victorian family home, thoughtfully extended to offer over 1,770 sq ft of impressive living space, seamlessly blending period character with stylish contemporary design.

From the moment you step inside, the sense of space and light is unmistakable. High ceilings, original cornicing and wooden flooring celebrate the home's heritage, while a carefully considered layout enhances modern family living. The elegant front reception room features a striking fireplace and a large westerly-facing bay window that floods the room with afternoon light, creating a warm and inviting setting. This flows to a second reception room providing additional flexibility, ideal as a snug, playroom or formal dining room.

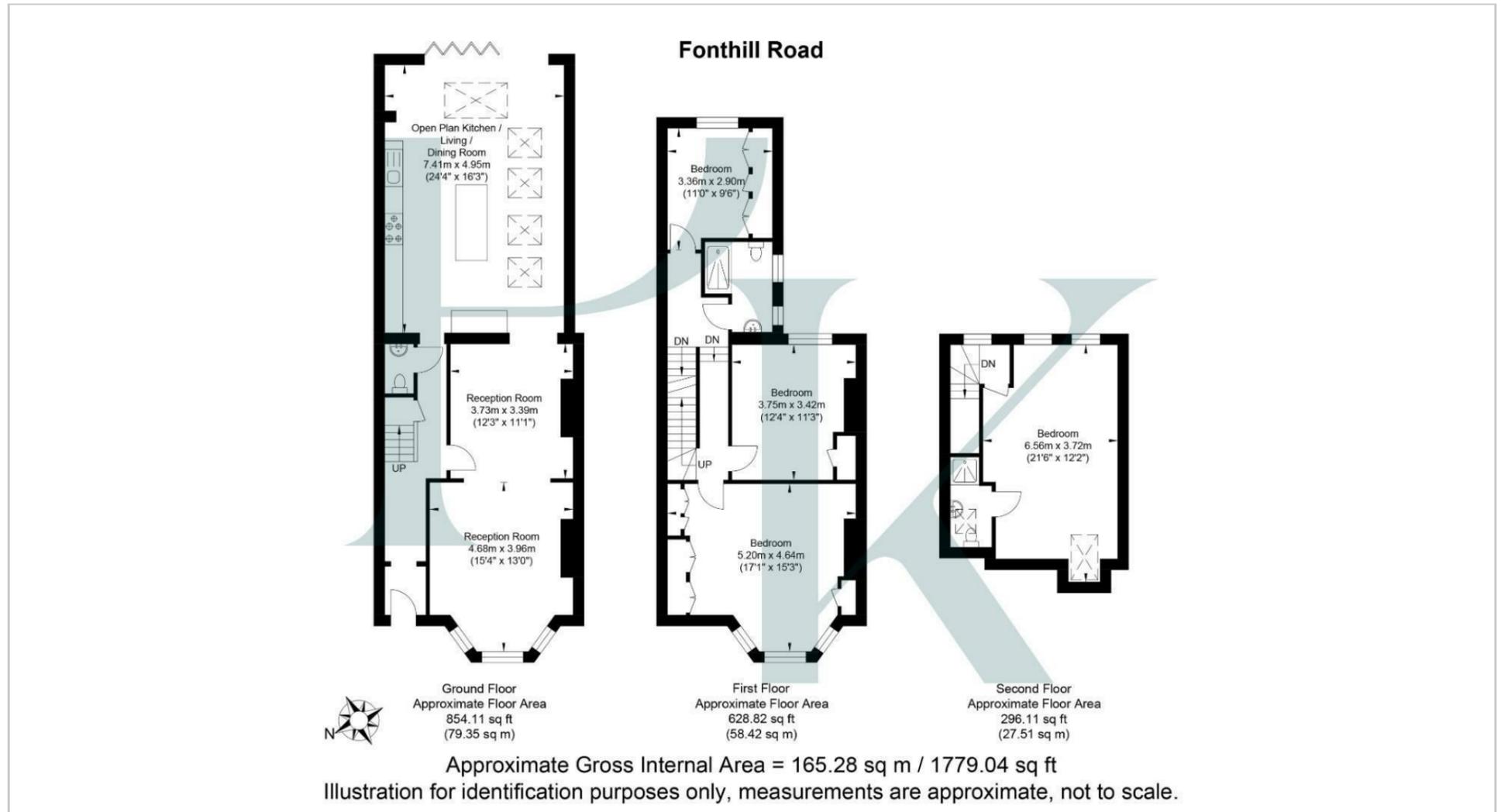
To the rear, the home opens into a spectacular 24ft open-plan kitchen, living and dining space, undoubtedly the heart of the home. Bathed in natural light from multiple skylights and contemporary glazed doors opening onto the garden, this room is perfectly designed for both entertaining and everyday family life. The sleek, modern kitchen is fitted with integrated appliances, extensive cabinetry and a substantial central island with seating. Polished concrete flooring adds a refined, contemporary finish. A convenient ground floor W/C completes the accommodation on this level.

The first floor hosts three well-proportioned bedrooms. The principal bedroom spans the full width of the property and is beautifully styled in calming neutral tones, complemented by a luxurious freestanding bath set within the bay window, a standout feature. Two further bedrooms are served by a stylish family shower room finished with striking blue tiling and quality fittings.

Occupying the top floor is an impressive fourth bedroom suite. With excellent proportions, built-in storage and a private en-suite shower room, this versatile space works perfectly as a guest suite, teenager's retreat or dedicated home office.

Outside, the landscaped rear garden has been thoughtfully designed for low maintenance. A combination of paved terrace and lawn provides ideal zones for al fresco dining or simply relaxing in the sun. Bi-fold doors create a seamless connection between indoor and outdoor living.

Perfectly positioned, Fonthill Road enjoys close proximity to Hove Railway Station, providing seamless links to London and beyond, ideal for commuters. The open spaces of nearby Hove Park, provide access to a wealth of outdoor amenities, including the popular Park Run, held every Saturday morning. Several well-regarded schools are within easy reach, making this an ideal choice for families.



Energy Efficiency Rating	
Current	Potential
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	
67	80
EU Directive 2002/91/EC	

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	
EU Directive 2002/91/EC	

Pearson
Keehan