



73 Carlisle Road

Hove, BN3 4FQ

Offers in excess of £1,400,000

A remarkably spacious five-bedroom Edwardian semi-detached family home, boasting three bathrooms, a generously sized private garden, and an enviable location on the highly sought-after Carlisle Road, just moments from Hove seafront.

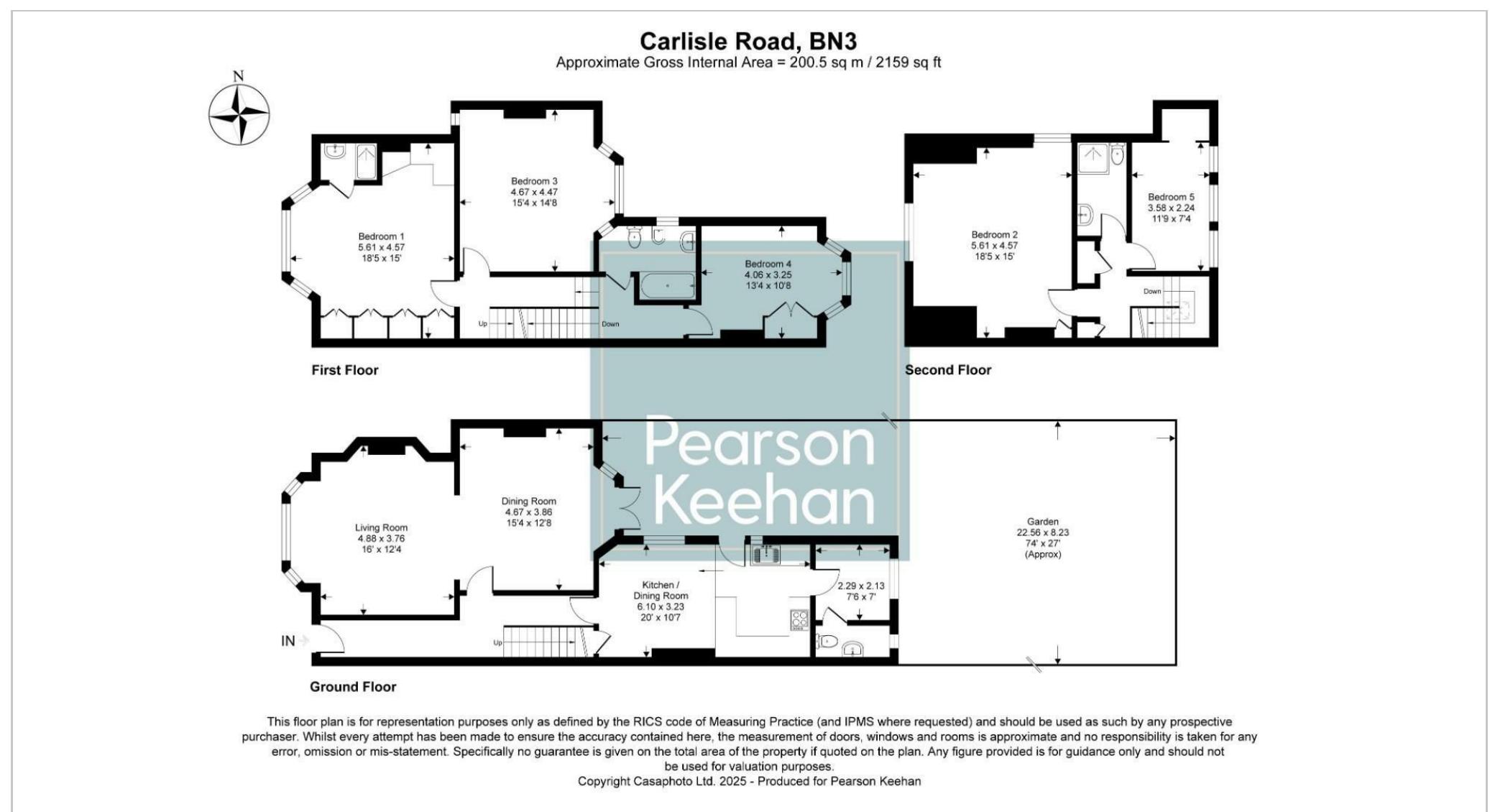
Inside this grand and beautifully appointed residence, the ground floor features an expansive open-plan living and dining room, complete with two striking feature fireplaces, original stripped wooden floorboards, and elegant ornate cornicing. To the rear, the stylish kitchen offers ample space for both cooking and dining, and is complemented by a convenient utility room and a separate WC.

On the first floor, you'll find a well-appointed family bathroom and three generously sized double bedrooms. The principal bedroom is especially impressive, benefiting from built-in wardrobes and a contemporary en suite shower room.

The top floor completes the accommodation with two further double bedrooms, a second shower room, and abundant built-in storage in the expansive front bedroom.

Outside, the delightful walled garden offers a private, family-friendly retreat. Mainly laid to lawn and surrounded by mature planting, it also features a charming patio area accessible directly from the kitchen—ideal for alfresco dining and summer barbecues.

Carlisle Road is one of Hove's premier addresses, ideally positioned just steps from the beach and the popular Rockwater Bar & Kitchen, perfect for enjoying breakfast, lunch, or dinner with a sea view. Just to the north lies the vibrant Richardson Road, home to independent shops, essentials, and the much-loved Drury Tea & Coffee. Excellent local schools and superb transport links complete the appeal, offering easy access to all parts of the city.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs (92 plus)	A		84
(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	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