



38 Marmion Road

Hove, BN3 5FT

Offers in excess of £775,000

A truly exceptional four-bedroom home, impeccably presented throughout and thoughtfully designed and extended to create an impressive and highly versatile family residence. Ideally situated in a prime Hove location, the property is close to Stoneham Park, excellent local schools and a range of amenities.

The house immediately impresses with its excellent kerb appeal, featuring attractive Victorian-style black and white chequerboard tiles. Upon entering, a wide and welcoming hallway sets the tone for the beautifully presented accommodation beyond and provides access to a convenient cloakroom. To the front, a charming reception room features a beautiful bay-fronted window and a log burner, creating a warm and inviting space.

To the rear, the property has been thoughtfully extended to create a superb open-plan kitchen and dining room. Flooded with natural light through full-width contemporary sliding doors and a roof lantern, this impressive space provides the perfect setting for entertaining, dining and relaxing, while offering a seamless connection to the garden.

On the first floor, a spacious landing provides access to three well-proportioned bedrooms and a stylish family bathroom, complete with a separate shower enclosure.

The top floor is dedicated to an impressive principal bedroom suite, superbly finished throughout and featuring a luxurious en suite bathroom and walk-in wardrobe.

Outside, the generously sized rear garden enjoys a highly sought-after southerly aspect and has been thoughtfully landscaped. Mature planting provides a lovely sense of privacy, while a paved terrace offers an ideal setting for outdoor dining and entertaining. Beyond, the remainder of the garden is laid to lawn and leads to a superb detached garden studio. Fully soundproofed and currently used as a music studio and home-working space, the studio offers excellent versatility and could accommodate a variety of uses.

Marmion Road is situated in a highly regarded area of Hove, conveniently positioned for a range of local shops, cafés, schools and transport links, including both Aldrington and Hove railway stations. Hove seafront is approximately a 10-minute walk away, while Brighton city centre is also within easy reach.

A further advantage is that the vendors are suited, with the onward purchase being offered with no onward chain.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		73	
(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