



**hamlyn  
smith.**

Barrowfield Drive, Hove, BN3 6TQ

£425,000

# hamlyn smith.

 2 Bedrooms

 1 Reception

 1 Bathroom

A magnificent two-bedroom top-floor apartment set within the distinguished Barrowfield Lodge, a striking late Victorian manor house tucked away in a peaceful close just off Dyke Road Avenue in Hove. This exceptional home effortlessly blends period grandeur with modern-day comfort, all in one of Hove's most desirable addresses.

- Two bedroom apartment
- Top floor
- Private roof terrace
- Sea views over rooftops
- Allocated parking
- Sepetrate storage room
- Share of freehold







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The apartment opens into a beautifully presented sitting room, where attractive windows frame far-reaching sea views and fill the space with natural light, creating a calm and welcoming atmosphere. The separate kitchen/breakfast room is both spacious and thoughtfully designed, offering generous room for cooking and dining. Stylish cabinetry, ample work surfaces, and a built-in fridge/freezer complete this well-appointed space.

There are two well-proportioned bedrooms. The principal bedroom benefits from built-in wardrobes and ample space to unwind, while the second bedroom is equally comfortable and features its own convenient WC, adding flexibility and privacy. A well-sized family bathroom serves the apartment.

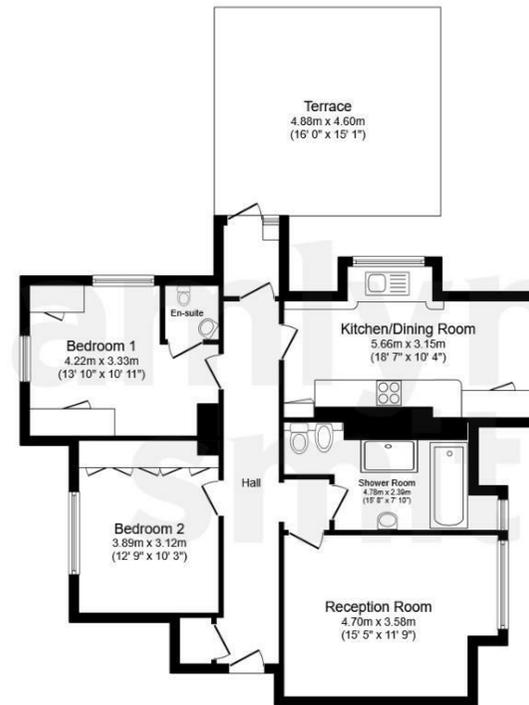
A particular highlight is the private roof terrace — an exclusive outdoor retreat boasting delightful tree-top outlooks and sea views. It provides the perfect setting for relaxing or entertaining against the picturesque backdrop of Hove.

The property further benefits from an allocated parking space to the front and access to secure basement storage.

Ideally positioned, Barrowfield Lodge is within easy walking distance of Hove Park and Recreation Ground, offering tennis courts, a playground, bowling green and open green spaces. Everyday amenities are close at hand, while the vibrant Seven Dials area — known for its independent boutiques and cafés — is also nearby.

For commuters, Preston Park station is less than a mile away, providing mainline rail connections, and regular bus services offer convenient routes across the city.

The property is also well placed for excellent local schools, including Lancing Prep, Cardinal Newman Catholic School, and Hove Park School and Sixth Form Centre.



## Second Floor

Floor area 84.4 sq.m. (909 sq.ft.)

**Total floor area: 84.4 sq.m. (909 sq.ft.)**

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