

## Braemore Road, Hove BN3 4HA

Approximate Gross Internal Area = 146.5 sq m / 1577 sq ft  
Garage / Utility / WC = 19.0 sq m / 204 sq ft  
Total = 165.5 sq m / 1781 sq ft

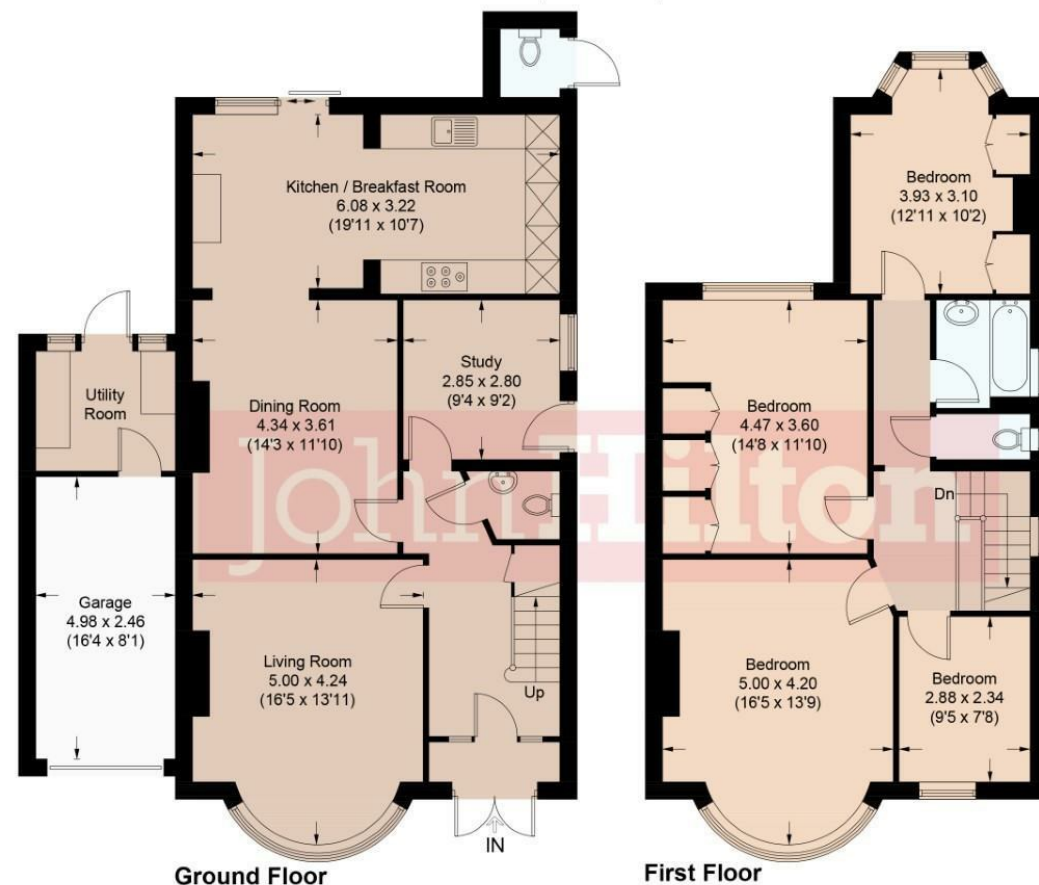


Illustration for identification purposes only, measurements are approximate, not to scale.  
Imageplansurveys @ 2025



JohnHilton

Total Area Approx 1577.00 sq ft

77 Braemore Road, Hove, BN3 4HA

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**£1,250,000 Freehold**





## 77 Braemore Road Hove BN3 4HA

### Approach

Lawned front garden, private driveway with off-street parking, footpath to side access and entrance with double doors opening into:

### Porch

Quarry tiled floor, original front door with leaded light porthole glass.

### Entrance Hall

Oak flooring, stairs to first floor, understairs storage cupboard.

### Ground Floor Cloakroom

Low-level WC, wash basin.

### Living Room

5.00m x 4.24m (16'4" x 13'10")  
Bow window to front, oak flooring, inset gas flame-effect fire.

### Dining Room

4.34m x 3.61m (14'2" x 11'10")  
LVT flooring, side window, gas flame-effect fire with marble fireplace surround, marble hearth, vertical style radiator. Archway to:

### Kitchen/Breakfast Room

6.08m x 3.22m (19'11" x 10'6")  
Fitted units consisting of distressed base units contrasting with beige handleless wall units and larder style units on soft closers. Stone worktops with inset sink with matt black mixer tap, double 'Neff' oven, five-ring gas hob with canopy-style extractor hood over, integrated fridge-freezer and dishwasher. LVT flooring, two vertical style radiators and patio doors to rear garden.

### Study

2.85m x 2.80m (9'4" x 9'2")  
Oak flooring, side door to garden.

### First Floor Landing

Leaded light side window, entrance to loft, fitted carpet.

### Bedroom

5.00m x 4.20m (16'4" x 13'9")  
Bow window to front, LVT flooring, column-style radiators.

### Bedroom

4.47m x 3.61m (14'7" x 11'10")  
Window to rear, fitted wardrobes, fitted carpet.

### Bedroom

3.93m x 3.10m (12'10" x 10'2")  
Bay window overlooking rear garden, recessed wardrobe, recessed airing cupboard housing hot water cylinder, fitted carpet.

### Bedroom

2.88m x 2.34m (9'5" x 7'8")  
Window to front, fitted carpet.

### Bathroom

Panel-enclosed bath with shower mixer tap and electric shower over, shower screen and tiled surround, wash basin with mixer tap, window to side.

### Separate WC

Low-level WC.

### Rear Garden

Paved patio area, mostly lawned garden with raised flower borders, small trees, decked area with pergola over, fenced boundaries, outside WC housing boiler and gated side access.

### External Utility Room

Spaces for appliances, plumbing for washing machine.

### Garage

Electric door, rear door with access to the external utility room.



An attractive bow-fronted detached four-bedroom residence offering generous family sized accommodation in a popular tree-lined road in a sought-after location between New Church Road and Hove seafront. Extended at the rear with further scope for enlargement (subject to usual consents), the property comes with private driveway and garage and is being sold with immediate vacant possession. The well laid out accommodation has ample living space to the ground floor and consists of a separate lounge, a dining room which opens out to a modern full-width kitchen/breakfast room, ideal for family living, plus study and ground floor cloakroom. Upstairs there are four bedrooms, a bathroom and separate WC with potential to convert one of the front bedrooms to an en-suite for the adjoining bedroom. Situated in a desirable area and well-positioned for highly regarded local schools, train links to London and easy access into the city centre. Wish Park and Hove Lagoon are close by as well as a wide variety of shops, coffee houses, pubs and restaurants on both Richardson Road and Portland Road.

- Detached Four Bedroom House
- Sought-After Location
- Between New Church Road & Hove Seafront
- Private Driveway Plus Garage
- Extended at the Rear
- Generously Sized & Well Laid Out Accommodation
- Full-Width Modern Kitchen/Breakfast Room
- Ground Floor Study
- Tree-Lined Road
- NO ONWARD CHAIN

Council Tax  
Band: F

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus)	A	78
(81-91)	B	
(69-80)	C	
(55-68)	D	
(39-54)	E	
(21-38)	F	57
(1-20)	G	
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		