



Sackville Road, BN3

Asking Price £700,000-£725,000

ASTON
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INTRODUCING

Sackville Road, BN3

3 Bedrooms | 2 Bathrooms | 2 Reception Rooms | Loft Room
1419 Sq Ft | West Facing Garden | 5 min to Hove Park & Station

Deceptively spacious with high ceilings, period features and versatile living spaces over three floors, this four-bedroom, two-bathroom family home is a hidden gem in Central Hove. Internally, the property is well-presented with many modern features, blended perfectly with the original character of the house, so you can move straight in without changing a thing. There is scope, however, for further extension to the loft space should you need it.

Outside, the rear garden favourably faces west with an open southerly aspect, creating a real suntrap during summer. It is set to lawn, ideal for children to play and has a rear gate for bringing in bikes and gardening equipment.

Its proximity to several popular schools, parks, the A23/A27 and Hove Station mean this house would be desirable to many, in particular those who need to commute, and for anyone looking to live amongst a vibrant and family friendly community close to some of the cleanest beaches in Hove.

Positioned less than two-minutes from Hove Park, and just 10-minutes on foot from the beach, this house is ideally located for families. It is a handsome property in red brick with box bay windows and hung tiles on its gable, standing uniform with its neighbours on a tree lined road. A traditional path leads to the front door which sits elevated and set back from the road behind a front garden, adding to the feeling of privacy within.

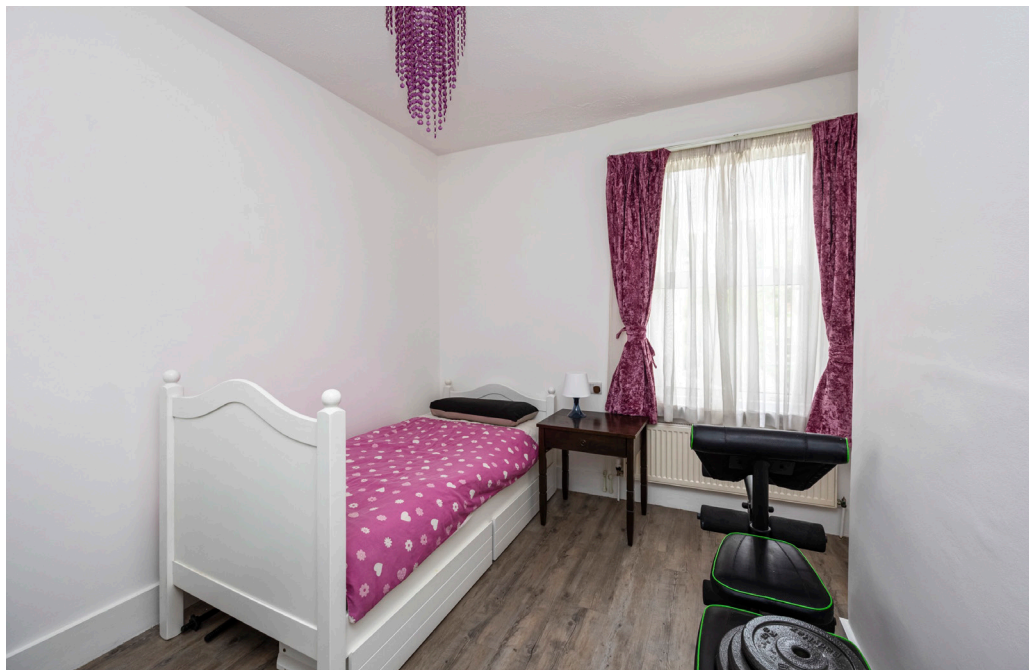




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Stepping inside, a long corridor greets you, giving a line of sight right through the kitchen breakfast room to the garden beyond. It is clearly a generous home with high ceilings and a welcoming feel. To the right, the living room and dining room have been opened to create one bright and versatile space, depending on the needs of the family. To the front, the sitting room has space for homely furnishings for the family to cosy up on in the evening where the original fireplace is open so can be lit, adding heat and atmosphere to wintery evenings. The far side of the room has space for formal dining, or a play space for little ones or desk space for those working from home. This room has retained many original features including its cornicing, picture rails and windows which add real character to the space.



Moving through the house, the kitchen is light and airy, offering a second space for dining and socialising which can spill outside during summer. White handle-free cabinetry is streamlined and fitted with appliances so you can move in and start enjoying the space with relative ease. Completing the ground floor is a useful shower room with WC – ideal in any shared home.

With a westerly aspect, the garden receives the last of the summer sunshine and is incredibly peaceful for its central location. It is also more spacious than many in the area. The original walls have been retained and there is huge scope for further landscaping to create seating areas for dining alfresco as the sun goes down.

Up on the first floor, there are three double bedrooms and the family bathroom. All three bedrooms are carpeted and freshly decorated, while the bathroom is modern with a bath and a jet-shower over it. The loft room is accessible via a pull-down ladder; this space is used by the current owners as an occasional bedroom or study. There is a vast amount of eaves storage, this with the loft room could be fully converted into a further two bedrooms, subject to planning permission.







Vendor's Comments:

"This house has been a great place to raise a family with Hove Park and the beach just a stroll away. In addition, the London commute is a breeze with Hove Station just around the corner and there is plenty to entertain us as a family or as a couple with Church Road and Poets Corner shops, pubs and amenities on our doorstep."

Good to Know:

Sitting in Central Hove with Hove Park, Hove Lawns and Beach nearby, this incredible period home is perfectly located for families and professionals alike. There are several award-winning restaurants, gastropubs and wine bars nearby on Church Road – and many more in nearby Poets Corner – and Central Brighton with its theatres, museums and North Laine Shopping District is only 20 minutes on foot (10 mins by bus) along the coast. The local schools, both private and state, are amongst the best in the city and transport links are excellent with Hove's commuter station just 5-minutes away and buses to whisk you throughout the city and beyond, stopping close by.

Education:

Primary: West Hove Primary, St. Andrew's CofE

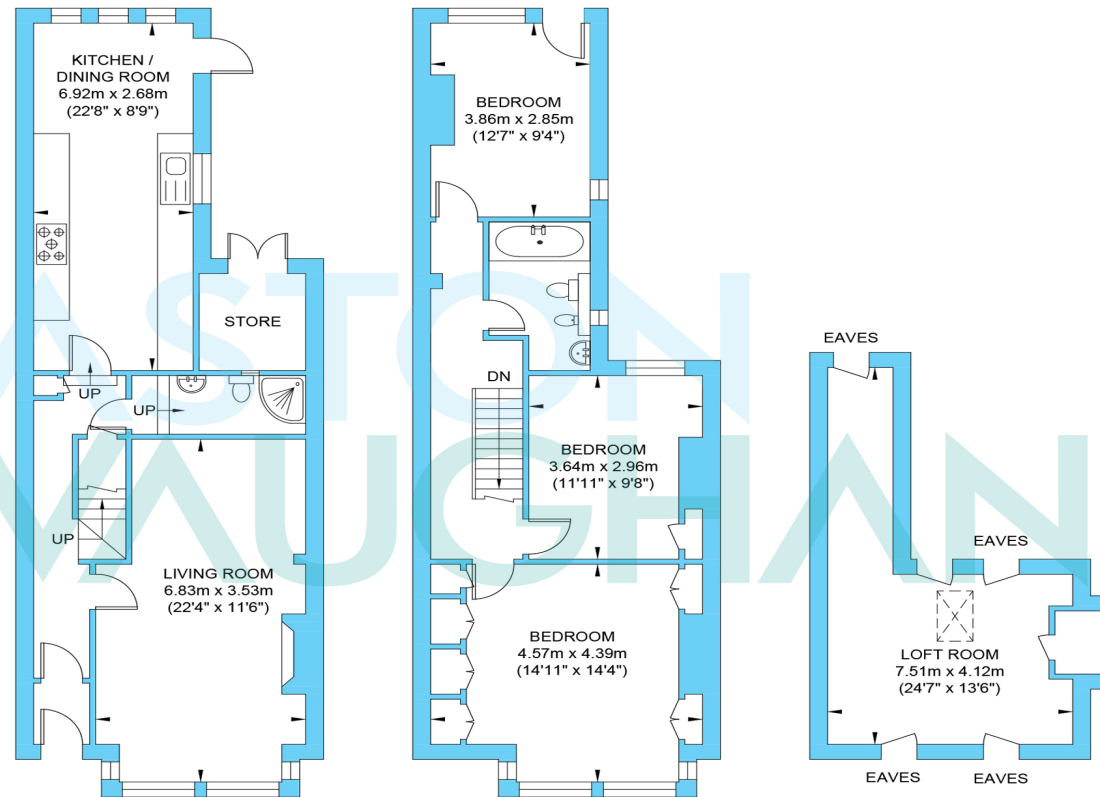
Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form Colleges: Varndean College, BHASVIC, Newman College

Private: Brighton College, St Christopher's School, Brighton Girls, Lancing College



Sackville Road



Ground Floor
Approximate Floor Area
627.42 sq ft
(58.29 sq m)

First Floor
Approximate Floor Area
586.09 sq ft
(54.45 sq m)

Loft Room
Approximate Floor Area
205.91 sq ft
(19.13 sq m)

Approximate Gross Internal Area = 131.87 sq m / 1419.42 sq ft

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