



19 Tennis Road, Hove, BN3 4LR

Situated on the sought-after Tennis Road in Hove, just yards from Hove Seafront, promenade and beach, this substantial freehold mid-terrace property offers a rare and exciting opportunity.

Currently arranged as two self-contained flats, the accommodation comprises a spacious one-bedroom ground floor flat with private rear garden and a well-proportioned two-bedroom first-floor flat. The property offers excellent flexibility and, subject to the necessary consents, could be converted back into a substantial single-family home.

Guide price £650,000

19 Tennis Road, Hove, BN3 4LR



- Prime Tennis Road location in Hove
- Currently arranged as two self-contained flats
- Spacious one-bedroom ground floor flat
- Private rear garden to ground floor flat
- Well-proportioned two-bedroom first-floor flat
- Potential to convert into a single dwelling (STPP)
- Viewing highly recommended

Ground floor flat 19b

Entrance lobby and Garden

Formal front garden with mature flower borders and pathway leading to the front door. Shared entrance with doors providing access to both the ground and first-floor flats.

Inner Hall

'L'-shaped hallway with doors leading to the principal rooms.

Living Room

17'0" x 16'8" (5.20m x 5.09m)

Spacious main reception room featuring a bay window overlooking Tennis Road. Radiator.

Kitchen/Breakfast room

12'0" x 11'1" (3.66m x 3.4m)

Spacious kitchen/breakfast room fitted with a range of wall and base units, worktops, hob and oven. Window overlooking the rear garden, deep storage cupboard and radiator.

Bedroom

15'1" x 13'8" (4.6m x 4.19m)

Generous double bedroom with window overlooking the rear garden.

Rear Porch

Door leading to the rear garden. Cupboard housing the boiler. Door to bathroom.

Bathroom

6'11" x 5'10" (2.11m x 1.78m)

White suite comprising panelled bath with shower attachment, WC and wash basin. Part-tiled walls, radiator and side aspect window.

Garden

29'6" x 23'7" (9m x 7.2m)

Attractive mature rear garden enjoying an easterly aspect, with lawn area and established shrub borders.

First floor flat 19a

Shared entrance with doors leading to both the ground and first-floor flats.

Stairs and Landling

Stairs rising to first-floor landing with access to loft space and doors leading to all rooms.

Open Plan Kitchen/Living Room

17'2" x 13'9" (5.25m x 4.2m)

Spacious open-plan kitchen and living area.

Kitchen Area – Modern fitted kitchen with a range of wall and base units, worktops, hob, oven and space for appliances.

Living Area – Westerly aspect bay window overlooking Tennis Road and radiator.

Bedroom One

15'2" x 14'10" (4.64m x 4.54m)

Spacious double bedroom with easterly aspect window overlooking the rear gardens, radiator and useful alcove cupboard.

Bedroom Two

11'7" x 9'0" (3.54m x 2.75m)

Westerly aspect window overlooking the front of the property. Radiator.

Bathroom

7'9" x 5'11" (2.38m x 1.82m)

White bathroom suite comprising wash basin, panelled bath with shower attachment and WC. Part-tiled walls.

Other information

Tenure: Freehold

Council Tax Band: B

Local Authority: Brighton & Hove City Council

Parking: Zone W



Directions

From Portslade Railway Station, head south along Boundary Road (B2194) towards New Church Road. Continue for approximately 0.4 miles before turning left onto Kingsway (A259). After around 0.5 miles, turn left into Tennis Road, where the property will be found on the right-hand side. Journey Time: Approximately 4 minutes Distance: Approximately 1 mile

01273 28 68 98

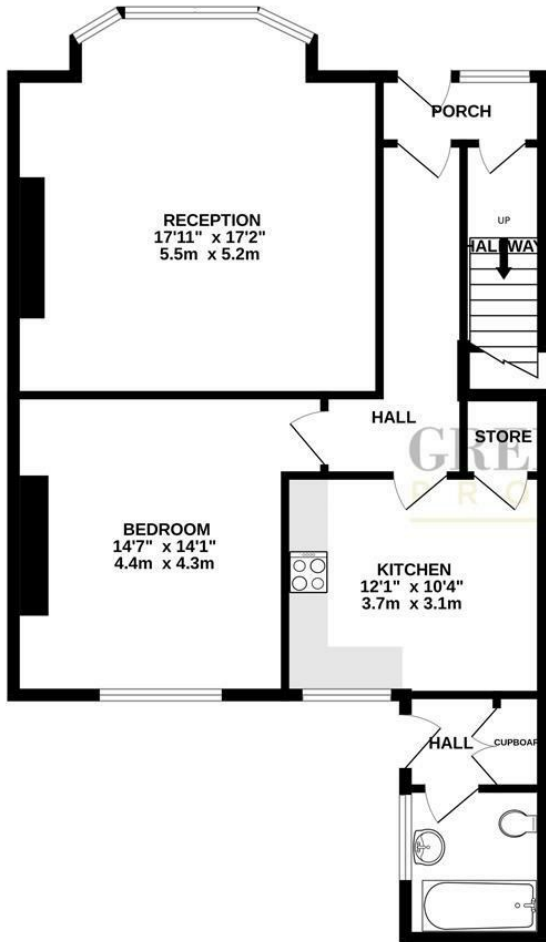
19 Tennis Road, Hove, BN3 4LR



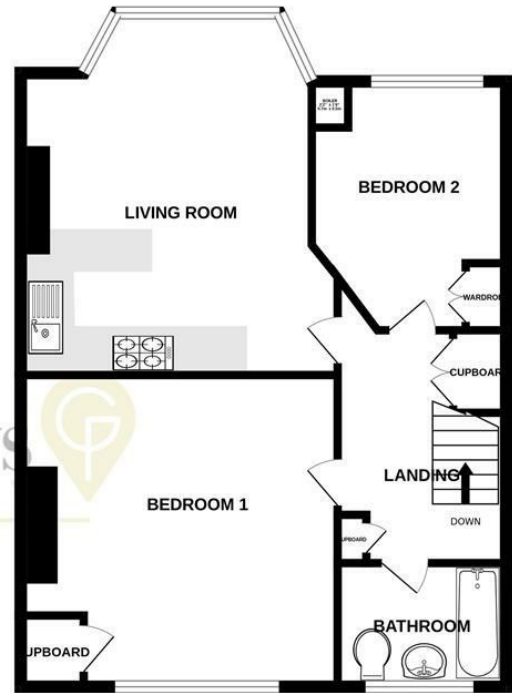
01273 28 68 98

Floor Plan

GROUND FLOOR 19B



1ST FLOOR 19A



TOTAL FLOOR AREA : 743sq.ft. (69.0 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
Made with Metropix ©2026

PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		67	71
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	