

5 Seaford Road, Hove, BN3 4EG



Spencer  
& Leigh



5, Seaford Road,  
Hove, BN3 4EG

Price £600,000 - Freehold

- Extended Family Home
- Three Double Bedrooms
- South Facing Garden
- Moments from the Beach
- Open Plan Kitchen Dining Room
- Full Width Rear Extension
- Fitted Shutter Blinds
- Great Transport Links In & Out of the City & London
- Separate Utility Room/ WC
- Exclusive to Spencer & Leigh

Spencer & Leigh are delighted to offer for sale this extended family home, set over three generous floors. With both Hove Lagoon and the beach just moments away, this is a property not to be missed!

The home features beautifully high ceilings and retains much of its original character, which has been further enhanced by the current vendor. The ground floor includes a full-width rear extension that is filled with natural light due to its southerly aspect and two further skylights, creating a seamless flow to the rear garden. The kitchen/breakfast room boasts underfloor heating and a full run of cabinets under solid wooden countertops.

On the first floor, you will find two double bedrooms and a full family bathroom. The main bedroom features a complete wall of built-in storage, while Bedroom Two is currently used as a home office. The top floor has been converted into an additional bedroom, with the potential to add an extra shower room, as many others have done.

Additional highlights include a separate utility room and an extra W/C. The property offers excellent transport connections to and from the city plus easy access to London via Portslade mainline station. Most importantly, the vendor is already suited for an onward purchase!

Early viewing is deemed essential to appreciate all that this Family Home has to offer!



Seaford Road is a popular location within Hove. The location is always considered to be excellent with local parks, Hove Seafront and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.





Entrance

Entrance Hallway

Reception Room  
17'4 x 12'1

Kitchen/Dining Room  
16' x 14'1

Utility Room  
6'6 x 5'10

G/f Cloakroom

Stairs rising to First Floor

Bedroom  
15'8 x 10'5

Bedroom  
10'5 x 10'2

Family Bath/Shower Room

Stairs rising to Second Floor

Bedroom  
16'8 x 13'9

OUTSIDE

Rear Garden

Property Information

Council Tax Band C: £2,182.92 2025/2026

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Restricted on street parking - Zone L

Broadband: Standard 16 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)

Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


t: 01273 565566

w: [www.spencerandleigh.co.uk](http://www.spencerandleigh.co.uk)



Council:- BHCC

Council Tax Band:- C

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>	70	77
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC 	

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# Seaford Road



Ground Floor  
 Approximate Floor Area  
 590.83 sq ft  
 (54.89 sq m)

First Floor  
 Approximate Floor Area  
 431.74 sq ft  
 (40.11 sq m)

Second Floor  
 Approximate Floor Area  
 243.37 sq ft  
 (22.61 sq m)

Approximate Gross Internal Area = 117.61 sq m / 1265.94 sq ft

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