



28 Carlisle Road

Hove, BN3 4FR

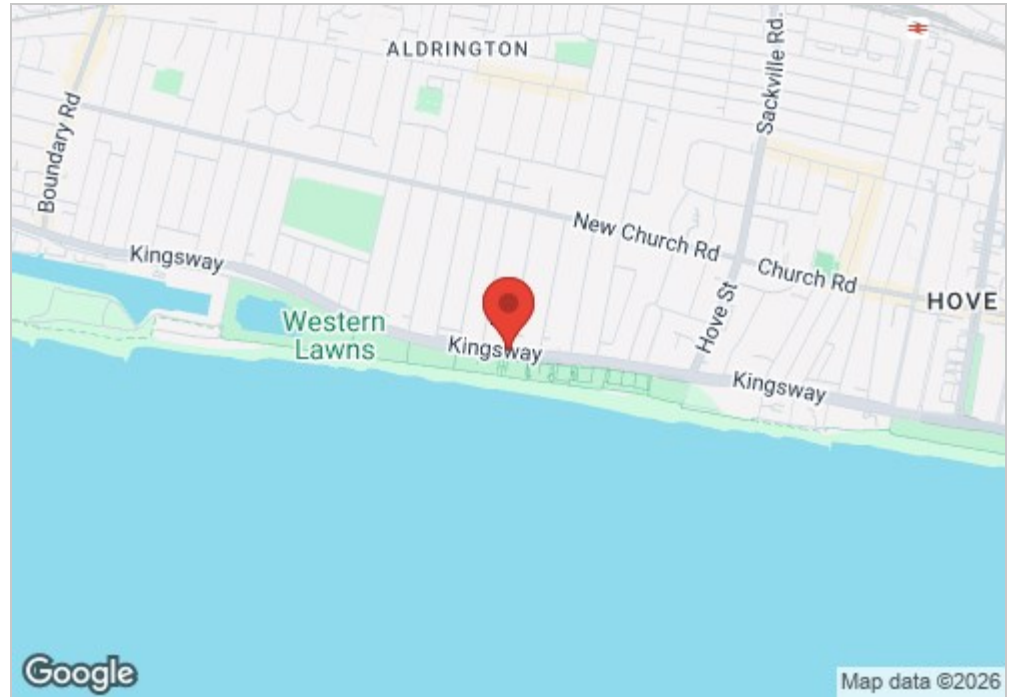
Guide price £900,000

A rare opportunity to purchase a large 3/4 bedroom garden apartment occupying the entire ground floor of a substantial detached period house, with the advantage of a lovely good sized west facing rear garden and off road parking in a highly regarded setting just off Hove seafront.

Carlisle Road is a much coveted location between New Church Road and Hove seafront close to local amenities in Richardson Road with its distinct "village" atmosphere, together with bus routes serving the City centre throughout the day and night. This huge ground floor apartment affords lovely light and generously proportioned living space providing exceptional versatility and comfortable accommodation options while retaining a wealth of original charm and character.

Features include high ceilings with decorative mouldings, exposed wooden floors and various fireplaces which are successfully combined with modern comforts to create a warm and welcoming home. The impressive proportions and theme of the property are complemented by the unusually large, sunny west facing rear garden with its spacious decked terrace and expanse of lawn which also accommodates a good sized home office with valuable "work from home" options.

There is also no chain involved with the sale and an early viewing of this rarely available property with its many combined attributes is highly recommended by the owners Sole Agents.

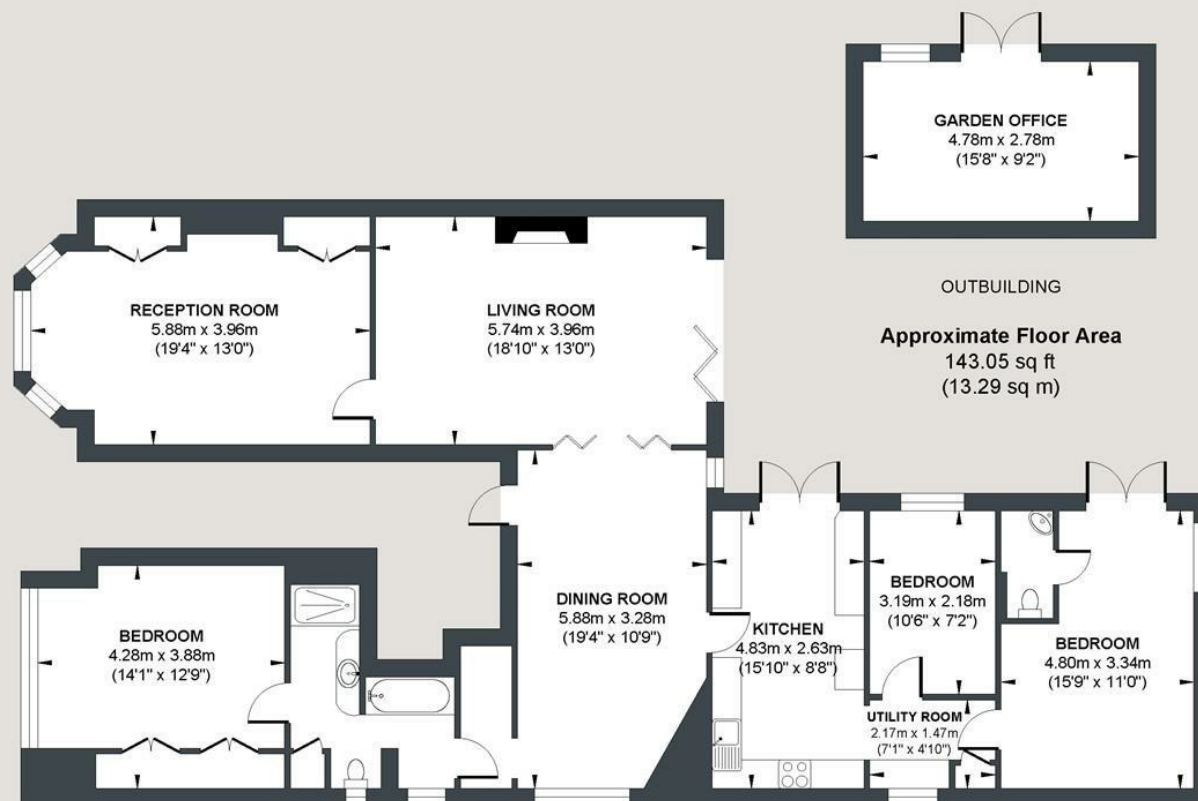


- Large 3/4 bedroom garden apartment
- Large and expansive
- High ceilings and decorative cornices
- Off road parking
- Sought after setting close to seafront
- Considerable charm and character
- Lovely large west facing rear garden with outbuilding/office
- Must be viewed

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	44	71
EU Directive 2002/91/EC		
England & Wales		

CARLISLE ROAD

Approx. Gross Internal Floor Area (Including Outbuilding) = 145.55 sq m / 1566.68 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
1423.63 sq ft
(132.26 sq m)

Approximate Floor Area
143.05 sq ft
(13.29 sq m)



Foster & Co and their clients give notice that:

These sales particulars do not constitute any part of an offer of contract and are for guidance for prospective purchases only and should be not relied upon as a statement of fact.

We are not to be held responsible for material information that has not been given to us by our client at the time of marketing.

All measurements are approximate

