





## Hove, BN3 4FR

## Offers in the region of £2,300,000

## A Distinguished Edwardian Freehold Home with Over 3,000 sq ft of Living Space on Carlisle Road

This striking Edwardian residence spans more than 3,000 sq ft and stands proudly on one of Carlisle Road's most desirable plots, complete with a west-facing garden and off-street parking. Rarely do homes of this scale and character come to market, making this a truly exciting opportunity.


Originally built as a single grand home and now arranged as two flats, the property offers huge potential to be reconfigured back into an exceptional family residence. The generous floor plan, paired with the potential for a stylish loft conversion (subject to planning), creates the scope to craft one of the largest and most impressive homes on the street.

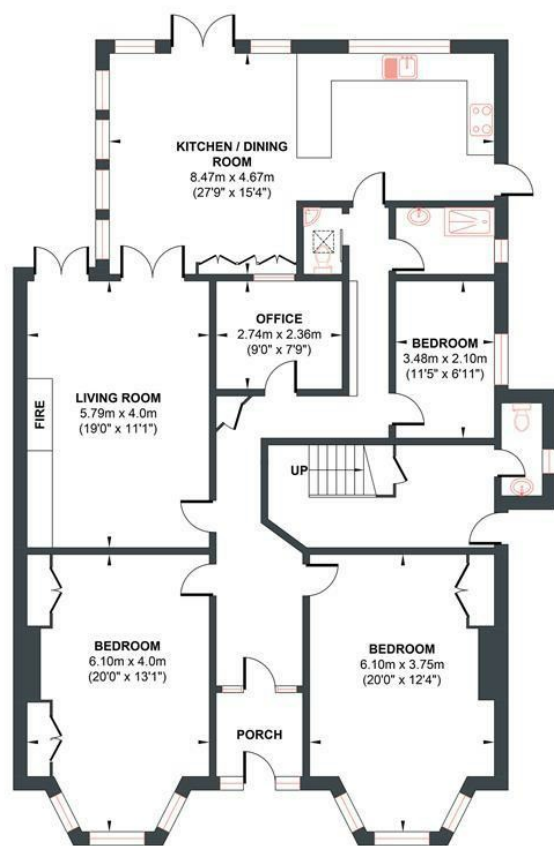
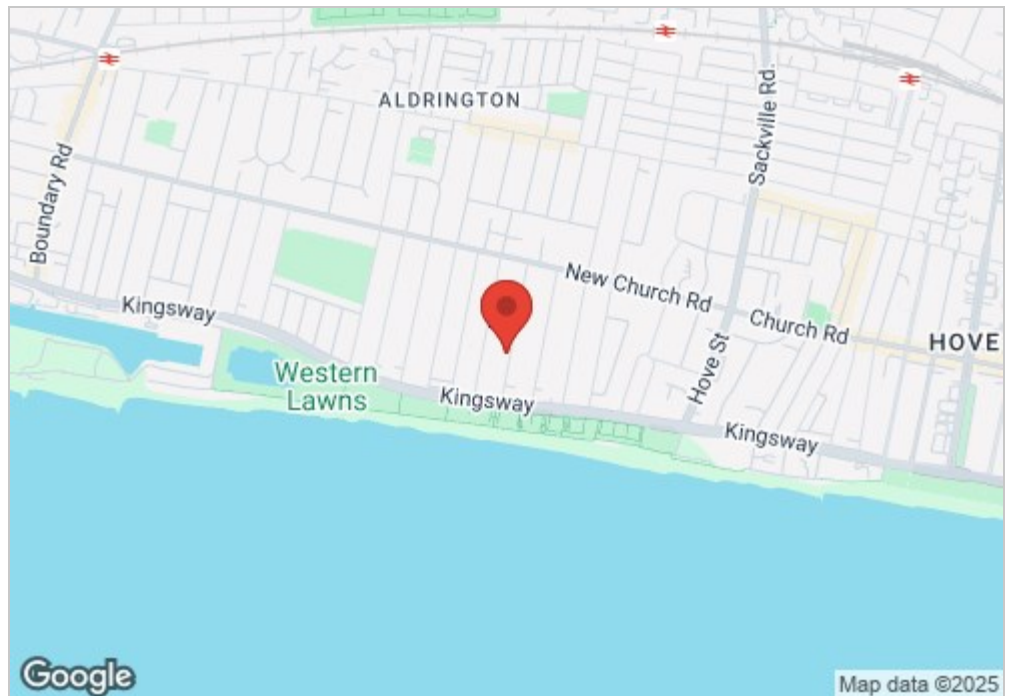
Period features remain throughout, including elegant bay windows, intricate detailing, and a stained-glass window on the first-floor staircase. Bathed in natural light, the interiors offer an immediate sense of space and character while leaving room for personal vision and modernisation.

The sense of community on Carlisle Road is well regarded, with a welcoming neighbourhood feel and long-standing residents. Just a short stroll away is Rockwater, a vibrant seafront hub for dining, drinks, and coffee, as well as a wide range of excellent local schooling options, both private and state.

With its combination of scale, charm, and location, this Edwardian home represents a rare chance to create a landmark residence by the sea. Viewings are highly recommended to appreciate the potential and possibilities on offer.

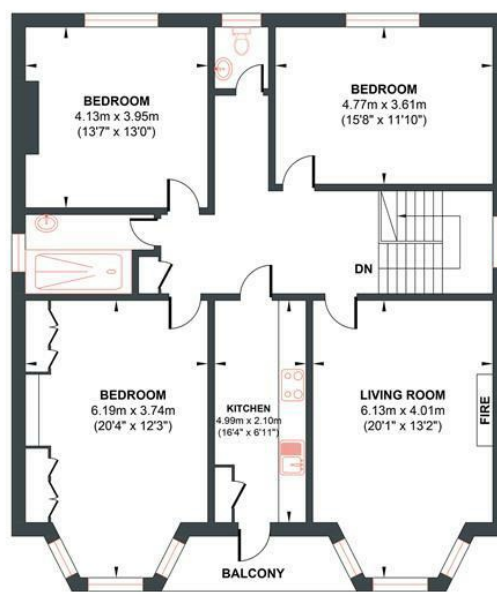
- Detached Villa
- Development Opportunity
- Original Features Throughout
- Open Fireplace
- One Minute Walk to Hove beach
- Prestigious Hove Location
- West Facing Garden
- Over 3000sq ft
- Quiet Tree Lined Road
- Off Street Parking

Energy Efficiency Rating		Current	Potential
<p><i>Very energy efficient - lower running costs</i></p> <p>(92 plus) <b>A</b></p> <p>(81-91) <b>B</b></p> <p>(69-80) <b>C</b></p> <p>(55-68) <b>D</b></p> <p>(39-54) <b>E</b></p> <p>(21-38) <b>F</b></p> <p>(1-20) <b>G</b></p> <p><i>Not energy efficient - higher running costs</i></p>		<p>67</p>	<p>79</p>
<p><b>England &amp; Wales</b></p>		<p>EU Directive 2002/91/EC</p>	



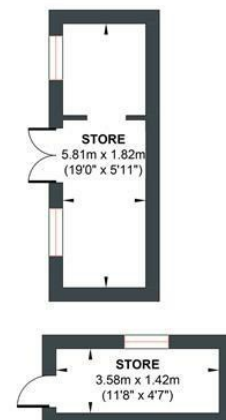
GROUND FLOOR

**Approximate Floor Area**  
1739.55 sq ft  
(161.61 sq m)



FIRST FLOOR

**Approximate Floor Area**  
1260.34 sq ft  
(117.09 sq m)



OUTBUILDING

**Approximate Floor Area**  
168.45 sq ft  
(15.65 sq m)



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All measurements are approximate

