

# 80 Stoneham Road

Hove, BN3 5HE

**Guide price £1,000,000**

Set across four impressive floors and measuring over 1,520 sq ft, the property offers a wealth of light-filled living spaces, unique architectural features, and a stunning private south-facing roof terrace with panoramic sea views.

The ground floor features a fabulous 34ft open-plan kitchen, dining, and living space with a handy washroom with toilet. A high-gloss kitchen is fitted with integrated appliances and granite worktops, while full-width bi-fold doors open onto a private walled courtyard garden, creating a perfect flow between indoor and outdoor spaces.

The first floor hosts two generous double bedrooms, both filled with natural light through large industrial-style windows. The principal bedroom benefits from a stylish en-suite bathroom. The 2nd bedroom is served with an adjacent shower room with a toilet.

On the second floor, a further double bedroom sits adjacent to a large luxury bathroom, while the other half of this level opens into an impressive double-height vaulted-ceiling living room. Exposed brickwork, arched windows, and polished walnut floors bring authentic warehouse character, creating a dramatic yet inviting space to relax or entertain.

A glass-walled stairwell leads to the top floor, which offers a bright and flexible additional living area or studio space. Bathed in light from its expansive floor-to-ceiling windows, the glass balustrades look down into the sitting room & across to the city. From here, sliding picture glass doors open directly onto the private roof terrace, where you can enjoy far-reaching rooftop and sea views — the perfect spot for evening drinks or a morning coffee in the sun.

Stoneham Road is ideally located in the heart of Hove's vibrant community, close to the independent shops, cafés, and restaurants of Portland Road and Church Road. Popular local spots such as Stoneham Park, trendy gastro pubs, and cafes, are within a few minutes walk. Both Aldrington Station is a mere 5-minute walk away, and Hove Station is only 15 minutes, providing direct links to Brighton, Gatwick, and London. Hove beach is also just a 15-minute walk, featuring Rockwater & Babble restaurants & the new Hove beach park leisure facilities, as well as Hove Lagoon.

Local schools: Primary - Billigal Primary School, West Hove Infants, Hove Junior School. Secondary - Cardinal Newman, Kings School, Blatchington Mill, Hove Park. Private: St Christopher's, Lancing Prep, Brighton Girls, Roedean School & Brighton College.

Parking Zone R (no waiting list) Quiet dead-end street with no through traffic.

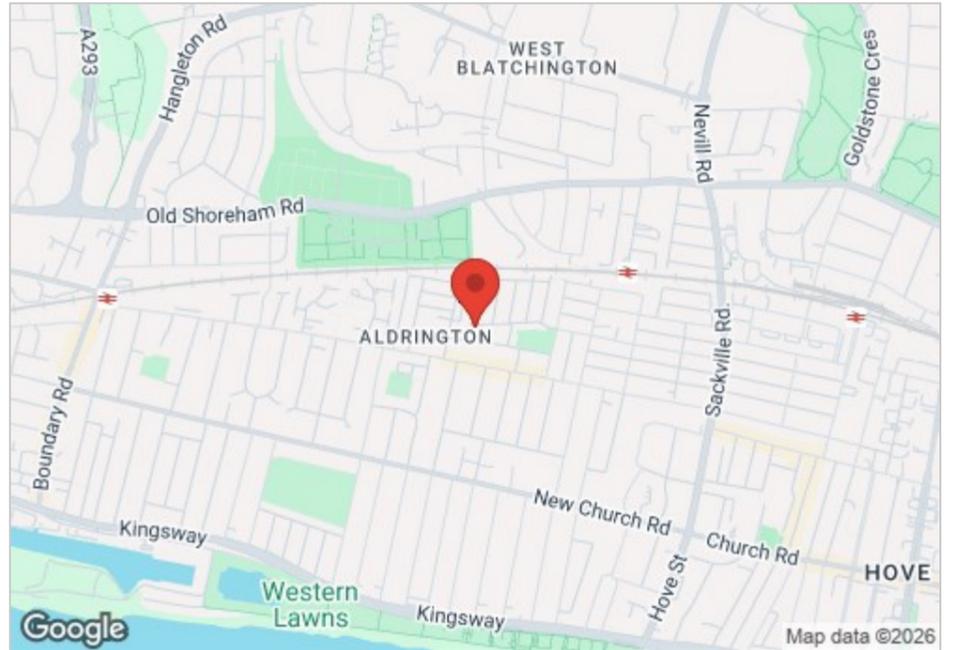
Tenure: Share of Freehold (1/7th share of company)

Service Charge: Approx. £125 per month (building insurance, window cleaning & communal maintenance)

Ground Rent: £100 per annum (not levied)

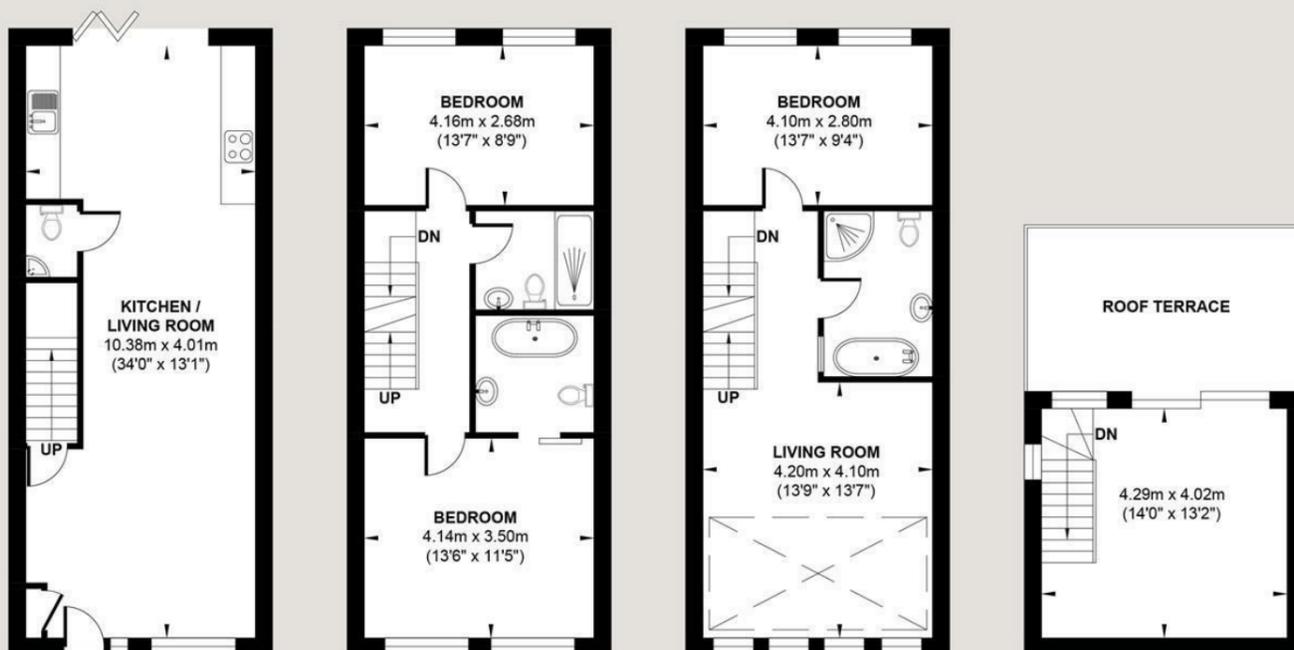
- Iconic converted Victorian building (1902)
- Three double bedrooms and three bathrooms
- 34ft open-plan kitchen/living/dining area
- Top-floor studio/living space with roof terrace access
- Private walled courtyard garden
- Over 1,520 sq ft of living accommodation
- Principal bedroom with en-suite bathrooms
- Vaulted-ceiling lounge with exposed brick walls
- Private roof terrace with stunning sea views
- Stylish interior with contemporary and industrial design

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>		
(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		
	63	85
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## STONEHAM ROAD

Approx. Gross Internal Floor (Including Garage) Area = 142.11 sq m / 1529.67 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR  
**Approximate Floor Area**  
448.0 sq ft  
(41.62 sq m)

FIRST FLOOR  
**Approximate Floor Area**  
448.0 sq ft  
(41.62 sq m)

SECOND FLOOR  
**Approximate Floor Area**  
448.0 sq ft  
(41.62 sq m)

THIRD FLOOR  
**Approximate Floor Area**  
185.67 sq ft  
(17.25 sq m)



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All measurements are approximate

