



Guide price £750,000

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A beautifully refurbished Victorian home extending to approximately 1,438 sq ft, offering four genuine double bedrooms, two luxury bathrooms, and an outstanding extended kitchen, positioned in the heart of the ever popular Poets Corner. The property is ideally located close to Stoneham Park, independent coffee shops, and within easy reach of both Hove and Aldrington mainline stations.

From the moment you step inside, the quality and attention to detail are immediately evident. The impressive 26 ft dual aspect through lounge is flooded with natural light from the south facing bay window and provides generous space for both relaxed family living and formal dining. Elegant double doors open into the true centrepiece of the home, a stunning extended kitchen dining family room.

The side return extension has been thoughtfully designed, incorporating two large Velux windows and sleek bi fold doors that create a bright, open, and highly functional space ideal for entertaining and everyday family life. The kitchen is finished to an excellent standard with stone worktops, integrated appliances, extensive storage, and a central island perfectly suited to informal dining or social gatherings. A downstairs WC completes the ground floor accommodation.

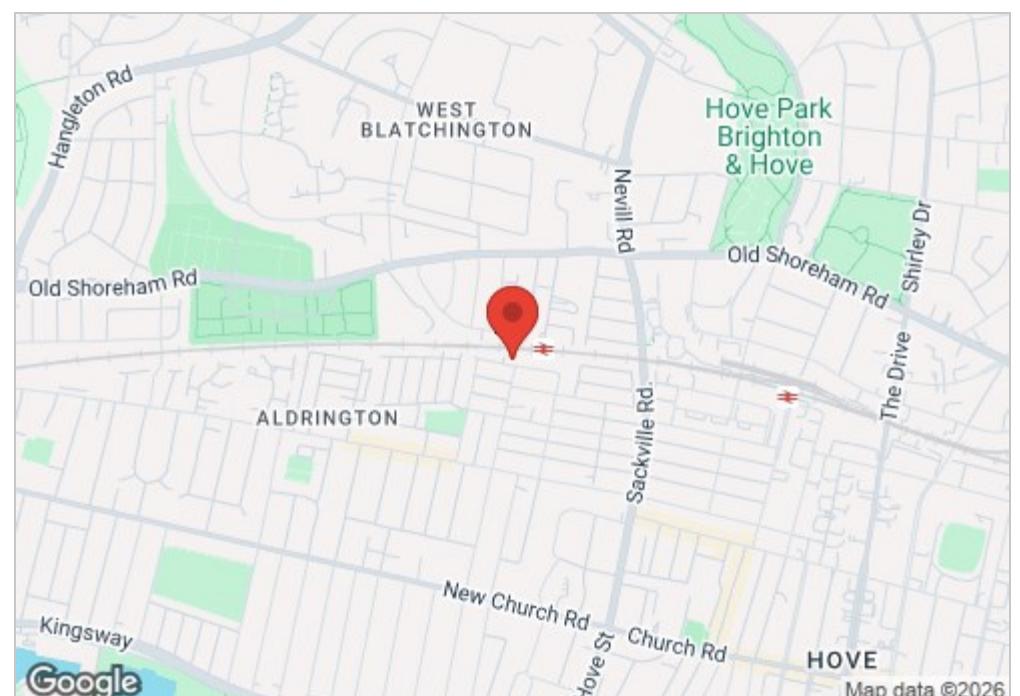
The first floor offers a full width principal bedroom with a large bay window and attractive open outlook, a second spacious double bedroom, and a luxurious family bathroom featuring a freestanding bath and a separate walk in shower.

The second floor continues to impress with two further double bedrooms and a stylish contemporary shower room, making it ideal for guests, older children, or home working flexibility.

To the rear, the garden has been attractively landscaped with paved seating areas, ideal for alfresco dining or children's play. Raised sleeper planters and newly installed slatted fencing provide a modern and low maintenance finish.



**FOSTER & CO.**



- Four spacious double bedrooms across three floors
- Two luxury bathrooms including freestanding bath and walk-in shower
- Stunning extended kitchen with central island and integrated appliances
- Bright 26ft through-lounge with south-facing bay window
- Stylish side return with Velux windows and bi-fold doors to garden
- Landscaped rear garden with modern fencing and raised planters
- Downstairs WC for added convenience
- Finished to a high standard throughout — move-in ready
- Quiet residential street in the heart of Poets Corner
- Guide Price £750,000 to £800,000

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		
England & Wales		
EU Directive 2002/91/EC		

## MORTIMER ROAD

Approx. Gross Internal Floor Area 133.57 sq m / 1437.71 sq ft

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



GROUND FLOOR

Approximate Floor Area  
626.99 sq ft  
(58.25 sq m)

FIRST FLOOR

Approximate Floor Area  
459.61 sq ft  
(42.70 sq m)

SECOND FLOOR

Approximate Floor Area  
351.11 sq ft  
(32.62 sq m)