



# Stoneham Road

Hove, BN3 5HE

## Guide price £950,000

The accommodation is arranged across four floors and finished to an excellent specification. The ground floor offers a versatile sitting room extending over 32 ft, with the flexibility to create a study or additional bedroom if desired. On the first floor, two well-proportioned bedrooms are served by both a family bathroom and an en suite shower room, stylishly refurbished in 2024.

The second floor forms the heart of the home with an expansive open-plan kitchen, dining and living space. Here, original brickwork, arched factory windows and lofty proportions combine to create a dramatic yet comfortable setting for modern living and entertaining.

On the top floor, a further sitting area opens via full-height glazed doors onto a private roof terrace, with far-reaching views across the rooftops of Hove and out to sea.

Externally, the rear garden has been redesigned into a lush, low-maintenance retreat with tropical planting, tiled paving and a versatile garden studio. The studio is fully powered and hardwired with internet connection, making it perfect as a home office, gym or creative workspace.

Further highlights include Lutron lighting throughout and a share of freehold interest within this boutique development.

### Key Information:

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

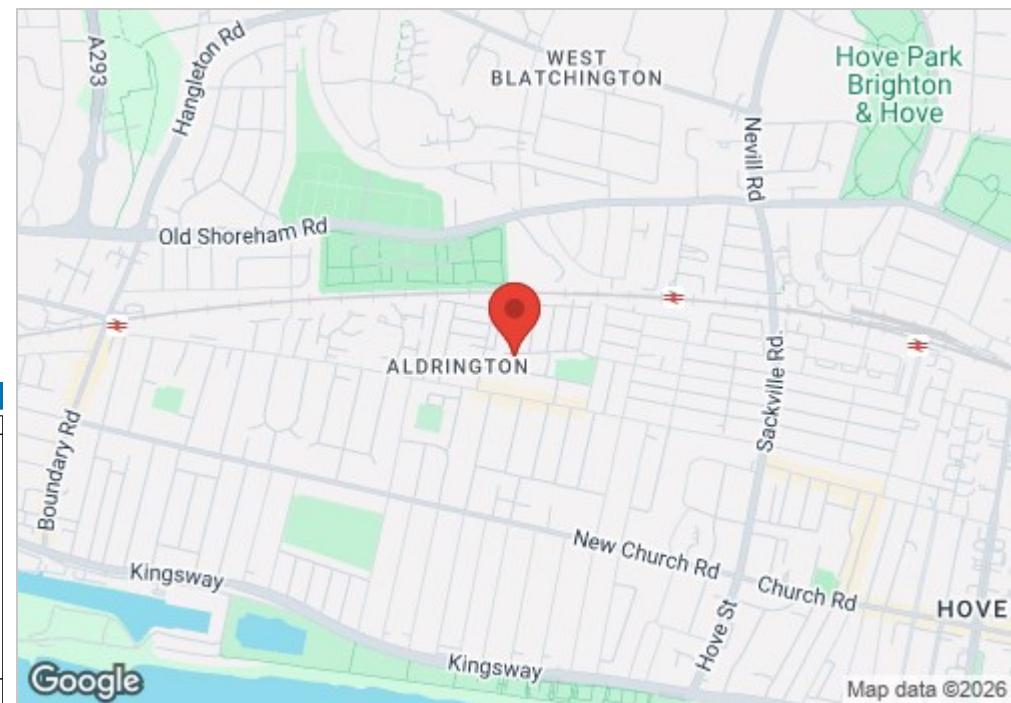
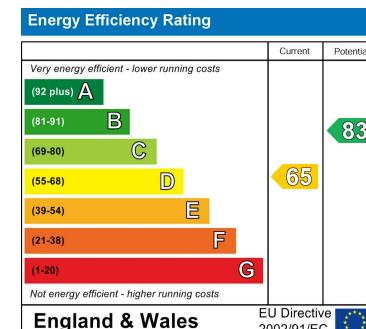
Service Charge: Approx. £125 per month (building insurance, window cleaning & communal maintenance)

Ground Rent: £100 per annum (not levied)

Council Tax: Band F – approx. £3,377 per year

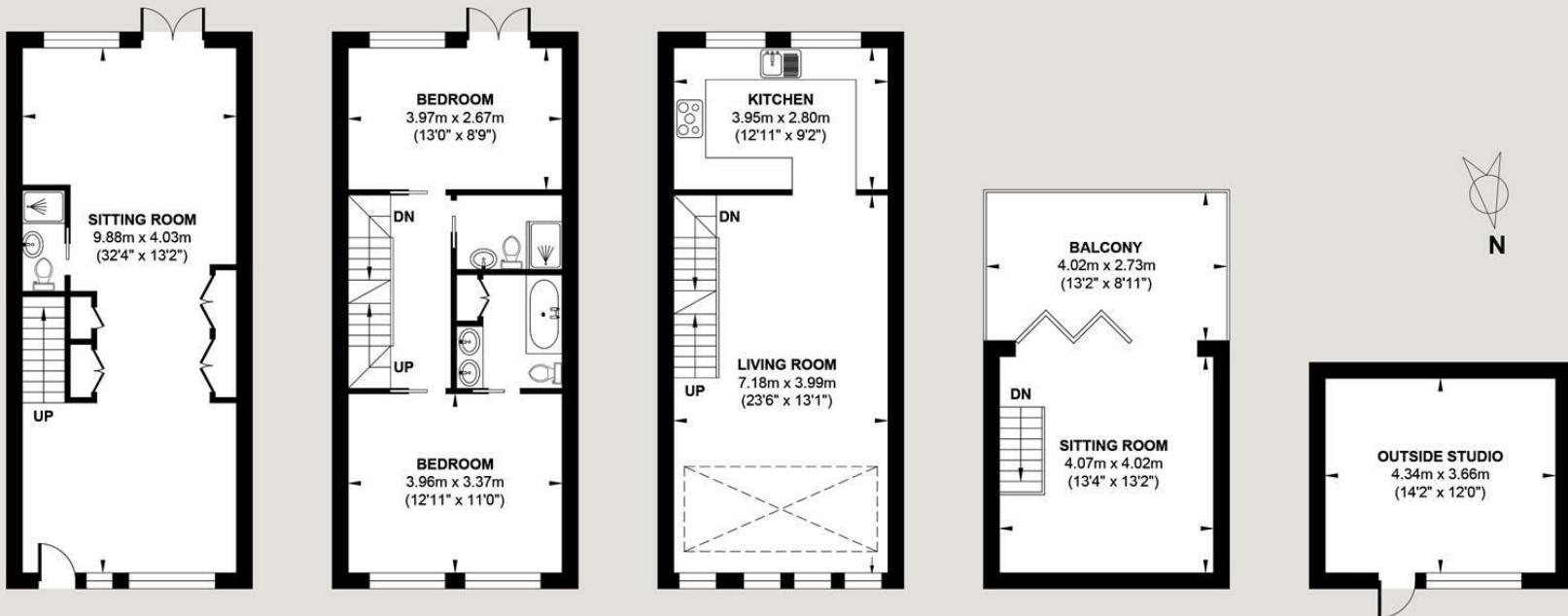
This is a rare opportunity to secure one of Hove's most distinctive homes, offering a unique blend of heritage architecture, contemporary comfort and coastal living.

- 1,462 sq ft four-storey townhouse within the historic Maynards Sweet Factory conversion
- Striking industrial features including exposed brickwork and arched factory windows
- Two bedrooms and two bathrooms on the first floor, refurbished to a high specification in 2024
- Top floor sitting room with full-height glazing opening to private roof terrace with sea views
- Fully powered garden studio with hardwired internet – ideal for office, gym or creative space
- Iconic 1902 red-brick building converted by John Kerr Associates in 2002
- Ground floor 32 ft sitting room with potential to create additional bedroom or study
- Expansive open-plan kitchen, dining and living area on the second floor
- Landscaped rear garden with tropical planting and tiled flooring



# STONEHAM ROAD

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 135.86 sq m / 1462.39 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



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