



Princes Crescent

Hove, BN3 4GS

Offers in excess of £2,350,000

Originally built in the 1930s, 5 Princes Crescent is a fine and substantial detached family house with white rendered elevations under a clay tiled roof.

The house was extended and comprehensively improved in 2007, and offers over 3,700 sq ft of well-proportioned, stylish accommodation, arranged over three floors and ideally suited to modern family life.

There is a spacious entrance hall, which has floorboards painted in a striking chequer pattern, and a door opening to the comfortable sitting room, with a wood burning stove and fitted shelving. Beyond lies a superb open plan living area comprising a large family room with exposed beams and a wood burning stove, a dining room with bi-fold doors to the terrace, and a bespoke kitchen by Hartley Quinn Wilson, featuring an excellent range of painted wooden under-counter cabinetry, granite surfaces, space for a gas range cooker and a central island with an integrated dishwasher.

To the rear is a formal dinning room with garden access, a well-equipped utility room also with garden access and a cloakroom.

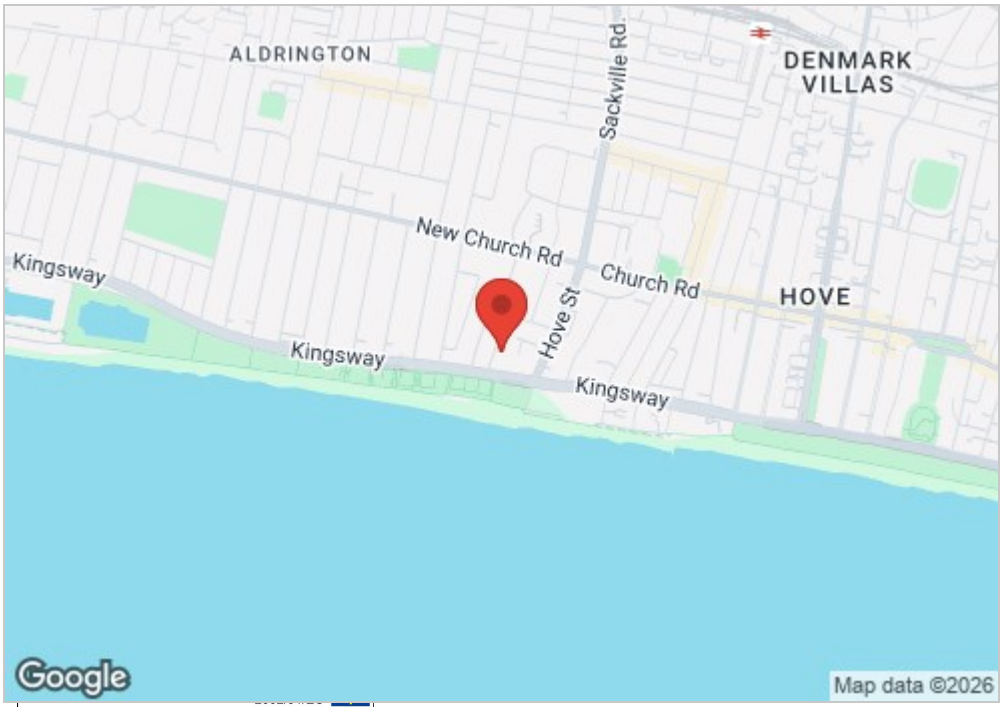
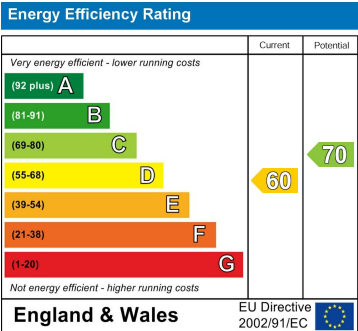
On the first floor, all the bedrooms have sea views. The dual aspect master bedroom is situated at the front of the house, and has the benefit of a large south facing balcony and an en suite bathroom. There are four further bedrooms on the first floor, served by a bathroom and a separate shower room. On the second floor, the stunning loft guest bedroom has an en suite bathroom and access to the eaves storage. From this room, a reduced height doorway opens up to a fully boarded loft room, also accessed via ladder from bedroom four.

The property is set behind a tall rendered wall, with a pair of solid oak gates opening to the off street parking and the detached garage, and a pedestrian gate opening to the steps to the front door. The detached garage has oak doors and power connected. A gate opens to the fully enclosed rear garden, which is predominantly south-east facing and mainly laid to lawn with established shrubs and herbaceous borders. A brick paved terrace offers space for table and chairs.

There is a detached office with power and heating at the end of the garden.

Ideally located for well-regarded local schools, Wish Park is to the West in addition to Hove promenade and seafront which are just at the bottom of the road. New Church Road leads Easterly into Church Road, Hove's main thoroughfare which offers comprehensive shopping, eateries and independent businesses. Local shops can also be found on Portland Road and nearby Richardson Road a local smaller shopping parade. Road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre, and Hove mainline railway station being approximately one mile in distance, with Aldrington Station just over a mile.

- Detached
- Parking
- Outside Office
- Fantastic Address
- Lovely Garden
- Garage
- 5 Bedrooms
- Sea Views
- 3 Reception Rooms
- Close to Hove Seafront



PRINCES CRESCENT

Approx. Gross Internal Floor Area (Excluding Outbuilding / Garage) = 304.63 sq m / 3279 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



Approximate Floor Area
169.85 sq ft
(15.78 sq m)

Approximate Floor Area
1475.08 sq ft
(137.04 sq m)

Approximate Floor Area
1244.63 sq ft
(15.63 sq m)

Approximate Floor Area
559.29 sq ft
(51.96 sq m)



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All measurements are approximate



