

# 80 Stoneham Road

Hove, BN3 5HE

**Guide price £950,000**

This striking 1,462 sq ft four-storey townhouse is part of the celebrated conversion of the former Maynards Sweet Factory, an iconic red-brick building dating back to 1902. Converted by John Kerr Associates in 2002 into just seven bespoke homes, the development blends historic industrial architecture with contemporary design, featuring exposed brick walls, steel-framed windows, vaulted ceilings and exceptional natural light.

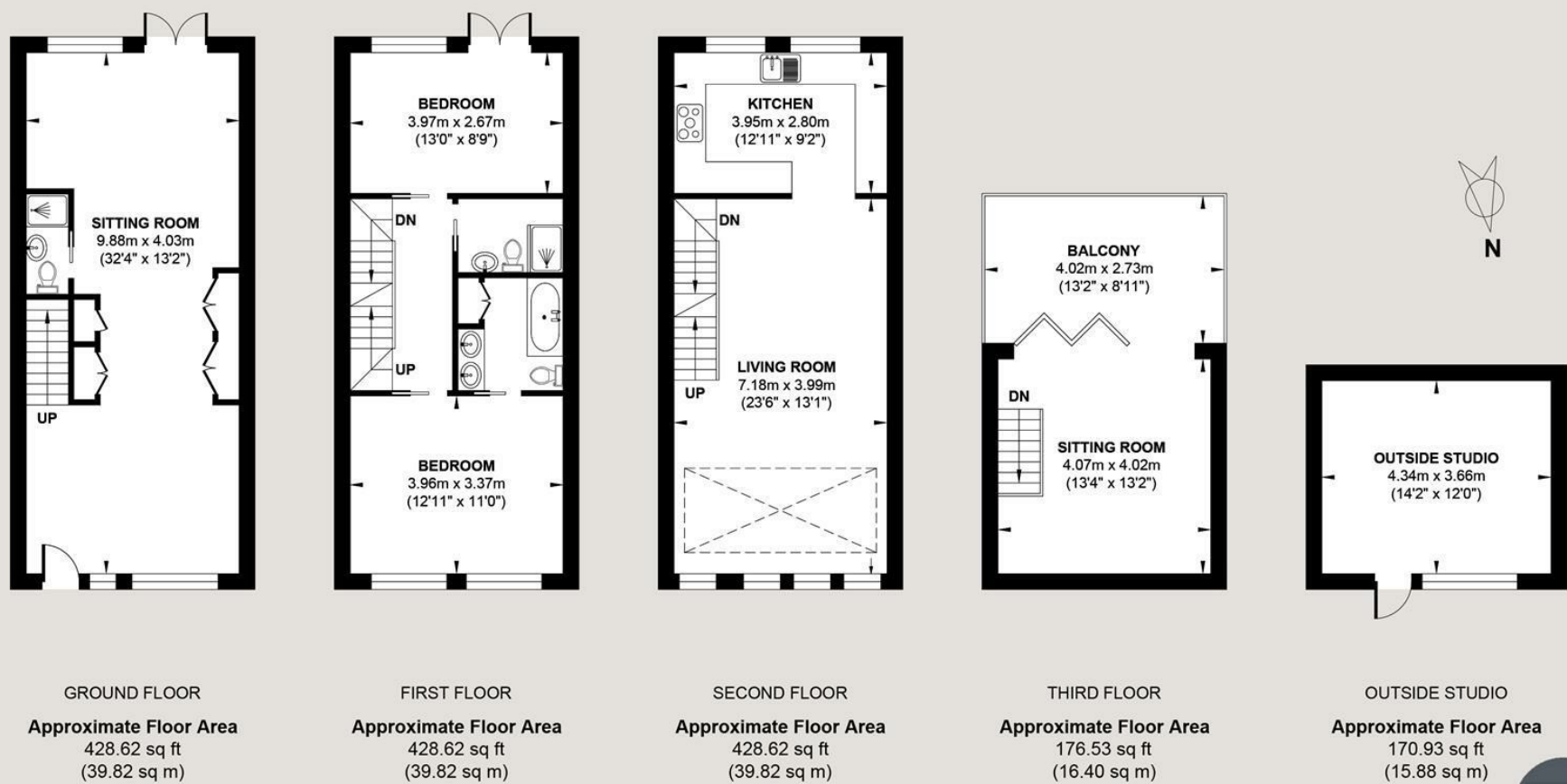


- 1,462 sq ft four-storey townhouse within the historic Maynards Sweet Factory conversion
- Striking industrial features including exposed brickwork and arched factory windows
- Two bedrooms and two bathrooms on the first floor, refurbished to a high specification in 2024
- Top floor sitting room with 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

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		
	65	83
England & Wales	EU Directive 2002/91/EC	

## 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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