

Pembroke Crescent

Hove



We know just the place...



Situated on a leafy road, Pembroke Crescent is the perfect location for a family home. A peaceful and quiet setting with a multitude of amenities including restaurants cafes and shops nearby.

The approach to this home is one of style and elegance. This fine, large and welcoming family home offers lovely light and generously proportioned and superbly presented living space.

On the ground floor, there are two large reception rooms that exhibit a wealth of period character including original floorboards, decorative ceiling mouldings, tall skirtings, high ceilings and feature fireplaces and benefit from a southerly aspect.

The family kitchen has a traditional feel complete with a Butler sink and a Range. There is plenty of room to cook, dine and entertain but also scope to extend further (stnc) if inclined. From here, stairs lead down to the basement and workshop. A fully working, usable unexpected bonus space that has plenty of light and access to the outside. There is also a cloakroom on this level and access to a mature and verdant generous garden.

Oozing an abundance of period character the first floor has three good sized bedrooms with the principal having the original balcony. A perfect spot to enjoy a morning coffee. There is also a family bathroom and separate shower room. The second floor has three additional bedrooms and plenty of eaves storage.

This period home is the perfect embodiment of late Victorian architecture and not one to be missed!

In a prestigious area of the city between the sea and the Downs, this tree-lined street is surprisingly quiet. There's a great community atmosphere and the thriving shops and laid back café culture of Church Road is a 3-minute stroll. Local schools are good and you'll have access to some of the best schools in the country, including Brighton & Hove High and Brighton College. The beach, King Alfred Leisure Centre and Hove Lawns are all within a 10-minute walk. Hove Park's a short drive with a playground and café full of local parents as well as 3 football pitches, 7 tennis courts and a basketball court. Nearby, Hove Recreation Ground has several rugby/football pitches and its own community too, with dog walkers and joggers of all ages enjoying the space. Both Brighton and Hove Stations, serving Gatwick and London, are easy to reach on foot, by bus or by cab and the A23/A27 are easy to get to.



6



2



2



E







What the owner says...



What the owner says.....

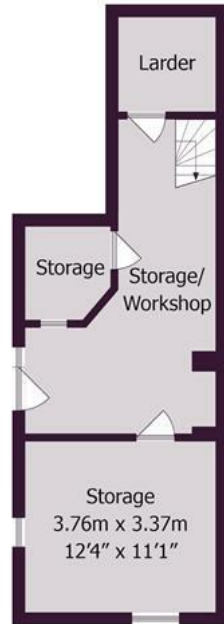
This house has been a beautiful backdrop to living and working here for the past 25 happy years. It's wonderful to be close to the sea and the Downs and yet every urban convenience right on our doorstep. Lots of local shops 'just around the corner'. We have lovely neighbours and it is a great residential neighbourhood.

Pembroke Crescent, BN3

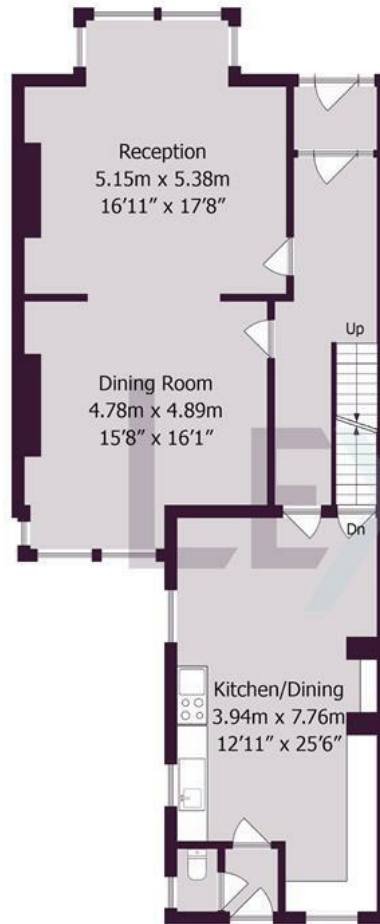
Guide price £1,300,000



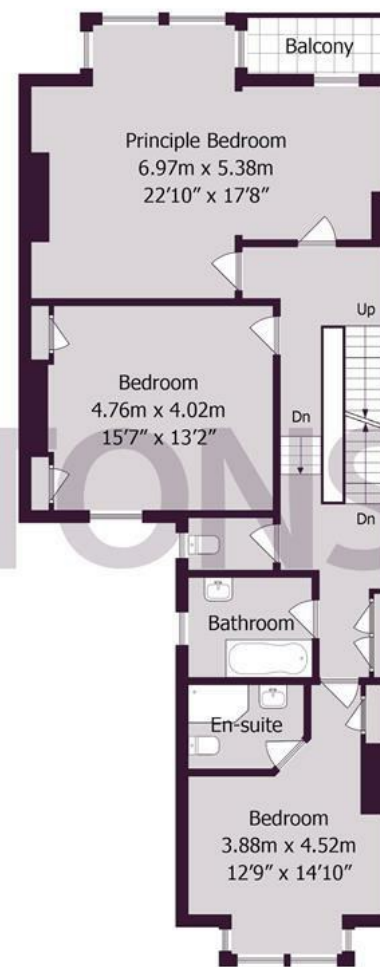
Lower Ground Floor



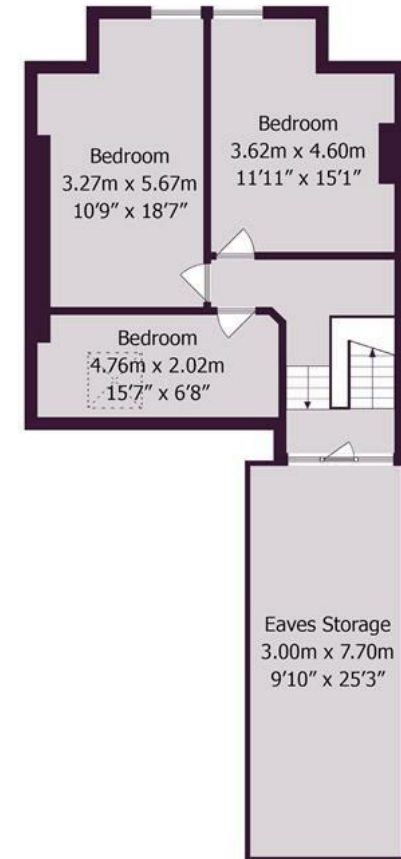
Ground Floor



First Floor



Second Floor



Approximate gross internal floor area 279.3 sq m/ 3006 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Created by Property Photography UK for Lextons. All rights reserved.

Meet us here...

174 Church Road
Hove
BN3 2DJ

We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



LEXTONS.co.uk

LEXTONS

01273 56 77 66