

# Fonthill Road

## Hove

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## About the property

Immaculately presented four double bedroom period house arranged across three floors, ideally positioned in one of Hove's most desirable residential locations, moments from Hove Park and Hove railway station.

Combining elegant period proportions with carefully considered contemporary interiors, the property offers a refined and highly functional family home. A welcoming entrance hall leads through to the impressive open-plan kitchen and dining room at the rear, undoubtedly the heart of the house. Finished with poured concrete flooring, the kitchen centres around a substantial island with breakfast bar seating and high-quality appliances. A generous dining area overlooks the garden, while full-width glazed doors open directly onto the outside space. Multiple skylights flood the room with natural light, enhancing the sense of space and connection to the garden.

To the front, adjoining reception rooms provide versatile living spaces rich in original character, including high ceilings, decorative cornicing, a striking fireplace and large bay window.

The first floor comprises three well-proportioned double bedrooms, all with built-in storage, alongside a contemporary shower room. The principal bedroom spans the front of the house and features fitted wardrobes across one wall, a large bay window and a freestanding bath within the room itself.

The top floor provides a substantial fourth bedroom with windows to both the front and rear, together with a modern en-suite shower room.

Further benefits include a ground floor cloakroom/WC and a peaceful front garden elevated from street level, creating an attractive approach and additional outdoor seating area.

The property is ideally located close to Hove Park, with its tennis courts, basketball courts, climbing wall and children's play areas. Well-regarded schools are nearby, while central Hove, Brighton city centre and the seafront are all within easy reach.

# Fonthill Road Hove



4

BEDROOM

2

RECEPTION

2

BATHROOM





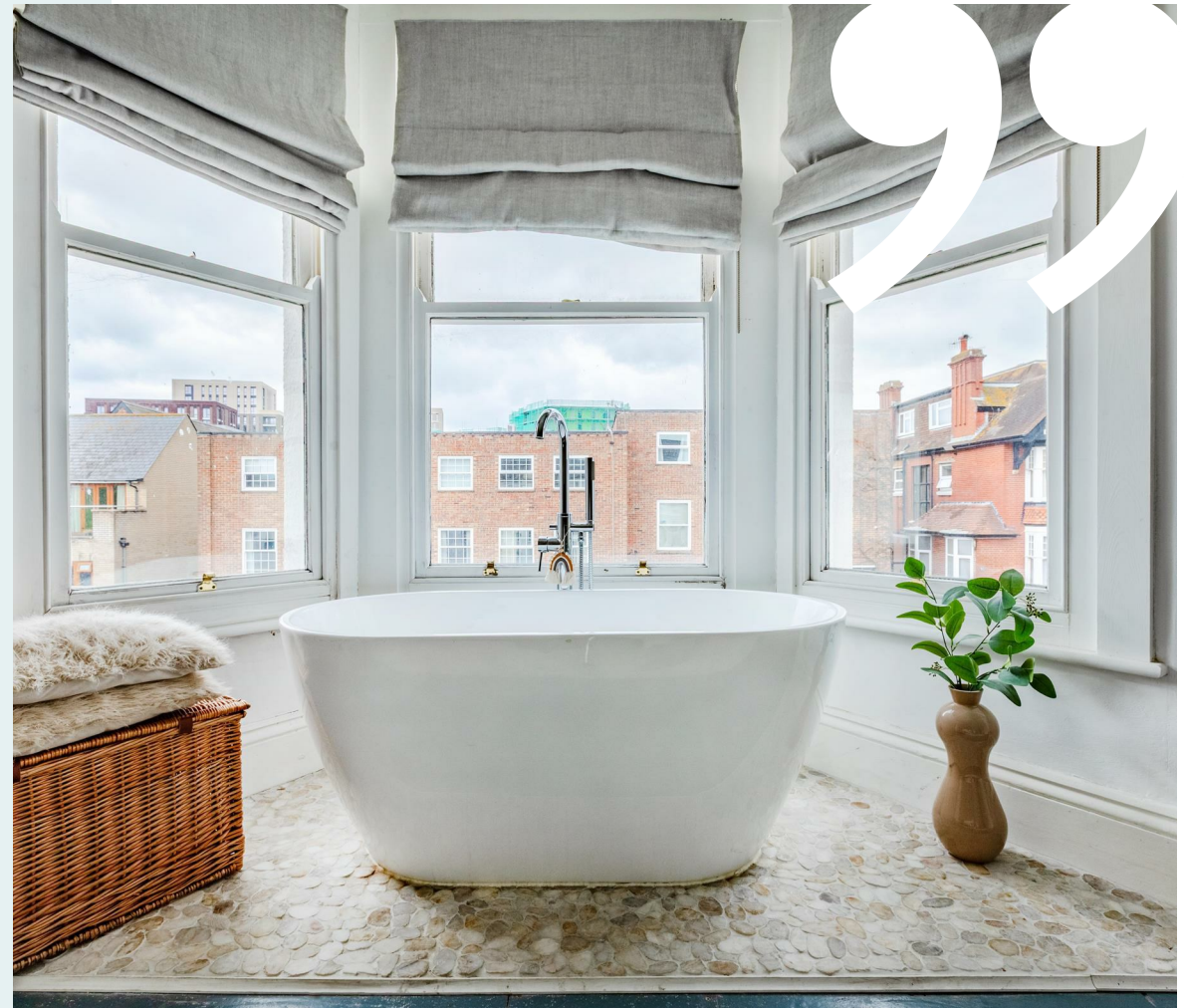


## What the owner says

What we've loved most about this home is how peaceful and welcoming it feels. Tucked away in a calm setting, yet just moments from Hove Park and the cafés, restaurants, and buzz of Church Road, it's given us the best of both worlds.

The house is incredibly light-filled and has been perfect for our family life - spacious for the kids to grow up, for cosy evenings inside, and for long summer evenings in the garden with friends. We've always loved the mix of open-plan living and beautiful period character, which gives the house such warmth and personality.

It's a home that's felt happy, relaxed, and full of life from the moment we moved in.



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Approximate gross internal floor area 167.3 sq m/ 1801 sq ft

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

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| 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>                            | 67                      | 80        |
| (39-54) <b>E</b>                            |                         |           |
| (21-38) <b>F</b>                            |                         |           |
| (1-20) <b>G</b>                             |                         |           |
| Not energy efficient - higher running costs |                         |           |
| <b>England &amp; Wales</b>                  | EU Directive 2002/91/EC |           |