

Modena Road

Hove

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About the property

GUIDE PRICE £1,000,000 - £1,150,000

A Grand Edwardian 5-Bedroom Semi-Detached Home in Hove's Coveted Artist's Corner

This attractive and substantial Edwardian semi-detached house offers five bedrooms and an abundance of period charm, situated in the highly sought-after Artist's Corner neighbourhood of Hove.

Beautifully presented throughout, the home welcomes you via an attractive front garden and porch into a grand entrance hall. To the front, a spacious reception room showcases elegant period features, including a large bay window, an ornate fireplace, and detailed ceiling coving — creating a warm and refined living space.

To the rear, the expansive kitchen and dining room form the heart of the home. A sleek, modern kitchen with a large island provides ample worktop space and breakfast bar seating. The adjoining dining area enjoys garden views through tri-fold doors that open fully, blending indoor and outdoor living seamlessly.

A further reception room — ideal as a guest bedroom or study — along with an adjoining shower room completes the well-appointed ground floor.

Upstairs, a grand staircase leads to a light-filled landing, illuminated by a large skylight. Two rear bedrooms enjoy garden views, with a generous family bathroom accessible from the landing. To the front, three additional bedrooms and a further bathroom offer versatile accommodation for family living.

The mature and extensive garden features a large patio area leading to a well-kept lawn bordered by raised flower beds. At the far end, a high-specification garden office provides an exceptional bonus space — fully glazed to the front with French doors, wood panelling, and heating — perfect as a home office, studio, or creative retreat.

Modena Road is a peaceful, residential street just off Portland Road, renowned for its vibrant mix of cafés, independent shops, and restaurants. Several highly regarded schools are nearby, and Aldrington Station is only a short walk away.

Modena Road Hove



5

BEDROOM

2

RECEPTION

3

BATHROOM





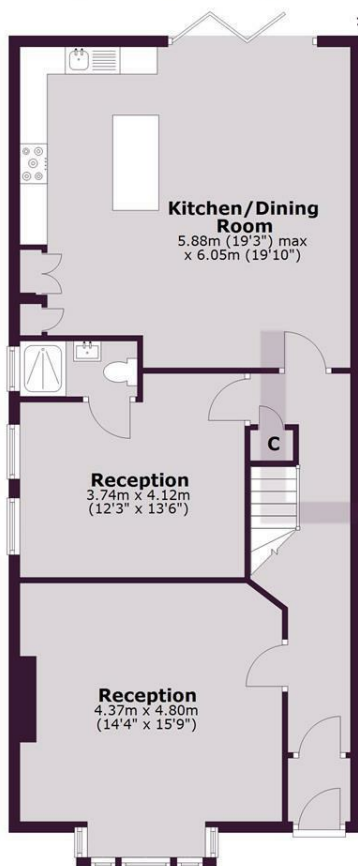




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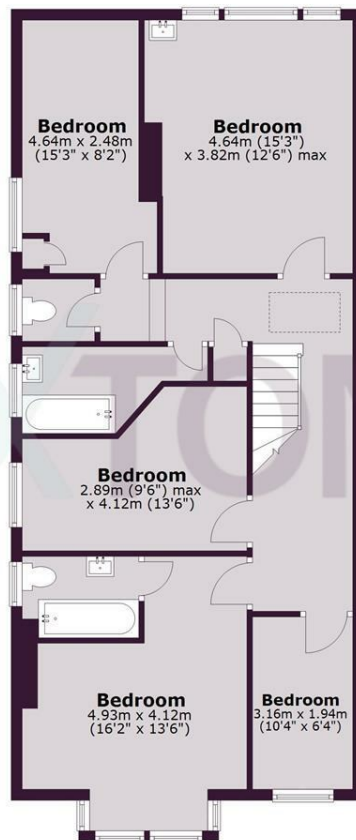
Ground Floor

Approx. 87.2 sq. metres (939.1 sq. feet)



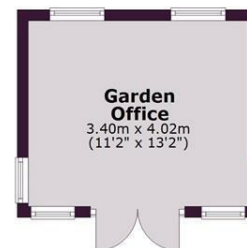
First Floor

Approx. 86.9 sq. metres (934.8 sq. feet)



Garden Office

Approx. 13.7 sq. metres (147.1 sq. feet)



Total area: approx. 187.8 sq. metres (2021.0 sq. feet)

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			73
(55-68) D	59		
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	