

Prinsep Road

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Hove





P 9 am - 8 pm  
Permit holders  
only



We know just the place...



Steps lead up to the raised ground floor of this sympathetically renovated home where a vibrant pink door lends a dash of colour and ample character to the period facade. Inside, the warm tones of wood floors flow from the hallway across the ground floor blending with the soft grey and white colour scheme to enhance the sense of light and space.

With its feature archway and elegant corning the impressively sized double aspect reception room instantly lets you know that you've found somewhere special. Light filled and versatile, there is a fantastic amount of space to spend time together as family or catch up with friends. Bay windows have crisp white shutters and bespoke storage sits within chimney breast alcoves, while a period fireplace is a classic focal point. Sleek, stylish yet fluid and functional, the outstanding kitchen/diner is appointed with a butler sink, quartz countertops and a wealth of Farrow & Ball painted solid oak cabinets housing a full array of integrated appliances that includes Smeg ovens and a Neff induction hob. A trio of perfectly placed pendants illuminate the dining area while French doors take you out to the garden.

Upstairs four double bedrooms generate flexible accommodation. On first floor a large principal bedroom has further bay windows and a wall of recessed wardrobes that supplies an enviable amount of storage. The adjacent bedroom has a feature fireplace, desk space, and while a third has garden views the fourth sits exclusively on the top floor. Arranged in a metro tile and rich heritage blue setting, the family bathroom adds a touch of luxury with its underfloor heating, roll top bath and glass-framed walk in rosehead shower.

A walled rear garden is both an attractive and easy to maintain place to enjoy al fresco meals or simply sit back and relax in the sun at the end of the day. Deep flowerbeds of mature shrubs lend colour throughout the year, while the rustic pebbles complement the quoins and lintels of the house.



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## What the owner says...



"It was easy to see the potential of the house and how it could become a dream home. It's in a great Artists Corner location and the idea behind the renovation was to keep as much of its original features and character as possible whilst also making it a modern home.

Now that everything is done, the kitchen is definitely a favourite room and has solid oak Shaker-style cabinets painted in soft grey Farrow & Ball along with an integrated washing machine, dishwasher, tumble dryer and fridge-freezer. A lot of time was taken to design the bathroom in order to turn it from something quite grim into something that's now quite beautiful.

The space, flow of light and three storey layout are all things that make it special, and there's an impressive amount of storage in the loft, under-stairs cupboards and wardrobes.

The pretty front garden has a handy fitted bike rack, and the internet speed is fantastic for anyone working from home."



Meet us here...  
174 Church Road  
Hove  
BN3 2DJ

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