

Sackville Gardens

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Hove



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LEXTONS  
FOR SALE 01273 5677 66

## We know just the place...



Guide Price £875,000 - £900,000.

Instantly generating a sense of the heritage and charm that lies within, a classic monochrome tiled path leads the way to the covered doorway to give a welcoming first impression.

Natural light tumbles into the large sitting room through tall sash bay windows highlighting a distinguished fireplace with a stylish log burner. An excellent focal point to the generous proportions, the room offers a supremely calm and peaceful feel whilst being impressively sized and beautifully presented. Subtle cornicing, elegant ceiling detailing and classic picture rails enhance the sense of space, while the soft grey and white palette complements the restored wood floor.

Equally perfect for family meals and entertaining friends, the kitchen is an outstanding place to spend time together, its sociable layout easily accommodating a dining area. Superbly appointed with sympathetically styled cabinets and richly toned wood countertops there's a wealth of storage and workspace. A well-appointed island delineates the room, a further log burner nestles within the eye-catching arch of the chimney breast, and French doors invite you out into the west-facing garden for al fresco meals in the summer sun.

A charming study with a picture-perfect period fireplace is a marvellous work from home space and opens into the separate utility room which has convenient side access - Great for returning home after a day at the beach. A family shower room completes this fabulous ground floor.

Upstairs three rear facing bedrooms stretch out across the upper two storeys. Sitting exclusively on the top floor a principal bedroom creates a heavenly retreat at the end of day with French doors opening onto an enviable balcony that looks out over the garden. Cleverly fitted wardrobes maximise storage without encroaching on the aesthetics, and an en suite shower is the ideal finishing touch. The garden views continue in each of the two first floor bedrooms both of which benefit from ample storage of their own and share a fantastic family bathroom with an exemplary heritage suite that includes a first class roll top bath.

Step out from the kitchen into a walled garden that's been landscaped with an exceptional eye for detail to produce an outstanding place for everyone to enjoy. Paved and pebble patios with a fire pit are idyllic spots to entertain in the evenings or simply sit back with the weekend papers and relax in the sun.

An artificial grass lawn has plenty of easy to maintain space for children to play, the timber shed provides storage for tools, furniture, bikes or water sports equipment and the surrounding greenery adds a tranquil backdrop.

At the front of the property there is a private off-road parking space.









## What the owner says...



"This is a wonderful property – if we weren't leaving the area, we wouldn't want to move from this street. It's such a lovely home and place to live.

We love the fact that the maisonette is quirky with so many different areas. It's got a fantastic kitchen and a large front room and the other areas and rooms have all been utilised to the full which we hadn't anticipated when we first bought the property – the ground floor is just an amazing space. As the bedrooms and kitchen look out to the garden, it feels much of the house is tucked away in it's own idyllic space with a beautiful backdrop of greenery which is home to much wildlife and garden birds.

The garden itself feels like a little oasis and has a real feeling of privacy, and yet also being only a stone's throw from the beach. You can walk along the promenade into the centre of town and the newly opened Rockwater restaurant is on the beach promenade a few minutes stroll down to the beach front from the house. Having private off-road parking is hugely convenient. We love it here."



Meet us here...  
174 Church Road  
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