

Modena Road

Hove

LEXTONS /
SALES
LETTINGS
AUCTIONS
COMMERCIAL



Modena Road Hove



5

BEDROOM

2

RECEPTION

3

BATHROOM

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.





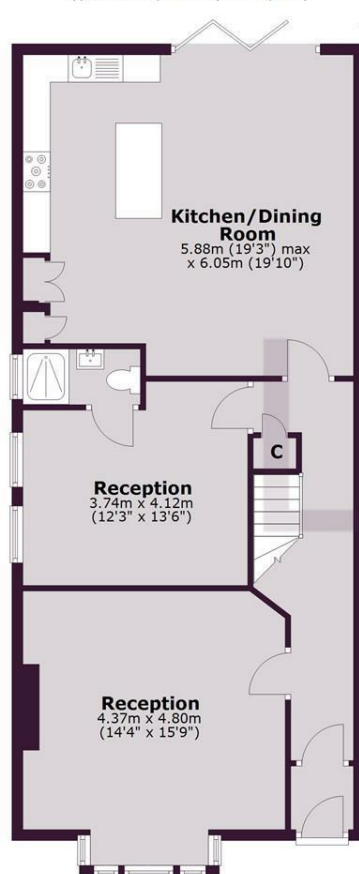




SCAN HERE TO OFFER ON THIS PROPERTY

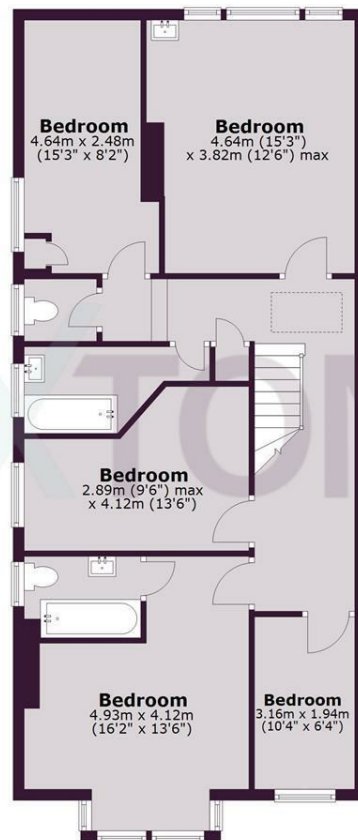
Ground Floor

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)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
Created for exclusive use for Lextons. All rights reserved.
Plan produced using PlanUp.

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

LEXTONS

Call our sales team to arrange
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk