

Pembroke Crescent

Hove



We know just the place...



Behind refined stained glass doors the richly toned wood floors and elegant corning of the large central hallway flow into two magnificent reception rooms. Beautifully lit by either bay or full height windows, and generating enviable spaces in which to spend time together, whilst one has a focal point working fireplace the other opens onto the patio. Superbly appointed with AEG appliances and sleek granite countertops the double aspect kitchen/dining room offers a highly sociable feel, while a discreet utility cupboard houses both a washing machine and tumble dryer. Natural light filters into the dining area from a duo of skylights, and French doors invite you outside for al fresco meals. A separate larder and a cloakroom/WC complete the layout.

The tasteful sense of style is echoed upstairs across three additional storeys that produce an outstanding amount of flexible accommodation. Impressively proportioned, the large principal bedroom has a supremely calm and restful air with soft grey hues and the deep curve of its bay windows. A feature archway leads to a stylish en suite shower room and a tall sash window opens onto a south-facing balcony. Five further double bedrooms are equally well-presented and share two family bathrooms, while a wonderful spiral staircase curves up to the top floor where an additional double aspect studio has far-reaching vistas and generous eaves storage.

Together with a classic monochrome tiled path the distinguished facade of this period home hints at the charm and character within. Pretty flowerbeds border the lawn and mature Wisteria vines reach up along the bay windows.

Step out from the ground floor onto the broad brick paved patio of a walled garden that is an idyllic retreat. A notably sized lawn has space for children to play, vibrant red roses and hydrangeas lend a dash of colour and a statuesque palm tree reminds you just how close you are to the beach. A large timber shed is the perfect finishing touch.

This is prime Hove real estate. An absolute must see!









What the owner says...



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When we found this house 23 years ago we immediately fell in love with its beauty and possibility. It provided a blank canvas which we made work for us in many different ways over the years. Our three children were born and grew up here with the house providing flexible space for nurseries, bedrooms, home office /study as well as lots of entertaining! We have added the stunning studio in the loft with its amazing light through the north facing Velux windows. These also provide a fabulous vista over Hove and the South Downs.

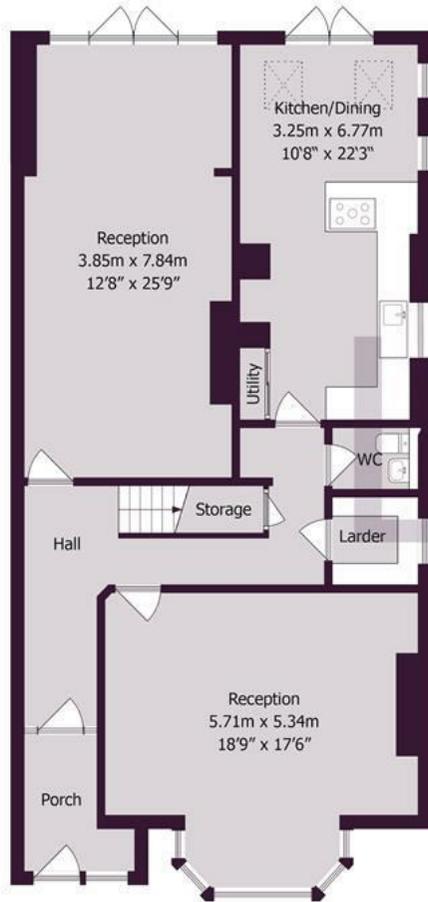
One of our favourite features are the high ceilings and the amount of light and space each room offers. There is plenty of scope for the family to have a place within the house to make their own as well as for us to be together in front of the open fire in the lounge.

The garden is fabulous for entertaining, easy to maintain and provides a pretty and private space to relax on sunny days. It has also seen its fair share of action with trampolines and football goals over the years!

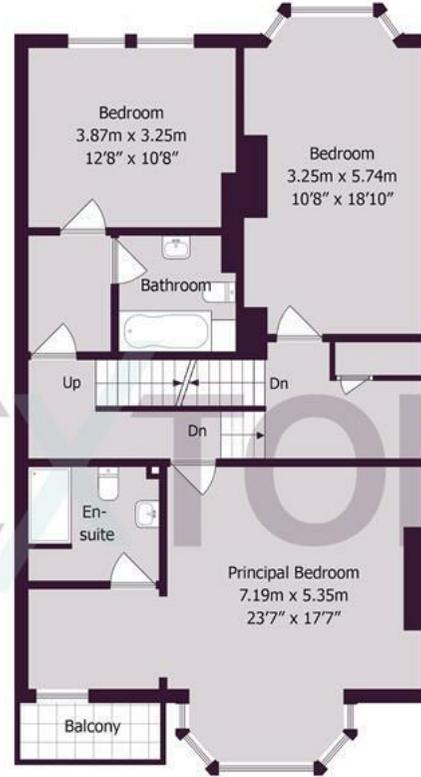
The location is truly one of the best in Hove, central to the shops, restaurants bars and cafes, easy walking distance to Hove station and the beach where we have spent many happy days. The Pembrokes is a lovely friendly neighbourhood with a great community feel.

Pembroke Crescent, BN3

Ground Floor

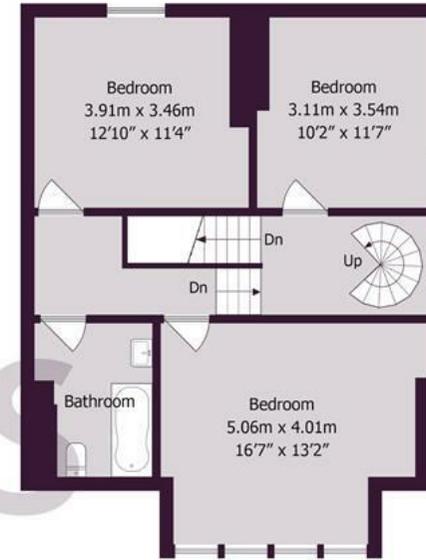


First Floor

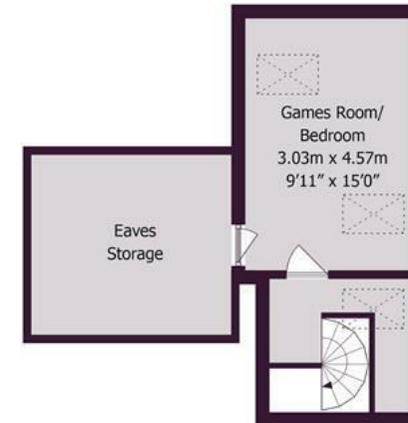


Guide price £1,450,000

Second Floor



Third Floor



Approximate gross internal floor area 279 sq m/ 3003 sq ft

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

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Meet us here...

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We aim to make our particulars both accurate and reliable. However they are not guaranteed; nor do they form part of an offer or contract. If you require clarification on any points then please contact us, especially if you're traveling some distance to view. Please note that appliances and heating systems have not been tested and therefore no warranties can be given as to their good working order.



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