

Pembroke Crescent

Hove



Pembroke Crescent, Hove

£1,500,000

5

BEDROOM

1

BATHROOM

2

RECEPTION

About the property

An up-to-date décor throughout with Farrow and Ball colour palette matched with period features means this is a house that ticks all the boxes. High ceilings and rich Iroko wood flooring provide a feeling of space and warmth while handsome fireplaces, elegant cornices and period picture rails are counterpointed by a sophisticated modern colour scheme.

Step inside the front door into the hall and you are offered the choice of two delightful reception rooms, one of which provides direct access to the south west facing garden. Alternatively, you could head directly to the beautifully appointed kitchen-diner boasting Hague blue kitchen cabinetry, complete with a range of integrated appliances and Fired Earth tiling. A perfect space to cook, dine and entertain with fabulous vistas to the garden. On the lower ground floor there's a utility room with space for washing machine and tumble drier plus ample storage.

Upstairs on the first floor are three light and airy spacious bedrooms with the master having a good sized dressing room with hand crafted cabinets. There is also a large family bathroom complete with under floor heating. Head on up another flight and there are two more delightful bedrooms and storage space in the eaves. For anyone who works for home this is an ideal spot to get away from the hustle and bustle of a busy household.

Outside is a garage and nice sized an easy-to-maintain sunny garden that offers the chance to garden, entertain and enjoy the peaceful surroundings.

In a prestigious area of the city between the sea and the Downs, this tree-lined street is surprisingly quiet. There's a great community atmosphere and the thriving shops and laid back café culture of Church Road is a 3-minute stroll. Local schools are good and you'll have access to some of the best schools in the country, including Brighton Girls, Roedean and Brighton College. The beach, King Alfred Leisure Centre and Hove Lawns are all within a 10-minute walk. Hove Park's a short drive with a playground and café full of local parents as well as 3 football pitches, 7 tennis courts and a basketball court. Nearby, Hove Recreation Ground has several rugby/football pitches and its own community too, with dog walkers and joggers of all ages enjoying the space. Both Brighton and Hove Stations, serving Gatwick and London, are easy to reach on foot, by bus or by cab and the A23/A27 are easy to get to.

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

Don't miss out, call our Sales team
arrange a viewing appointment:

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/ What the owner says

What the owner says.....

We have loved being custodians of this beautiful home for the last 27 years and will have many incredible memories of raising our two, now grown up children here, entertaining friends and being able to retreat to the house during the busiest years of our lives. The house has been an oasis in the centre of Hove, a calm space yet so close to everything that Hove has to offer; minutes from the beach, cafes, restaurants, supermarkets, independent food shops and good local schools. Over the years we have become friends with many of our neighbours in 'The Pembrokes' and have loved living in such a friendly and inclusive community. We will miss them and the house but look forward to handing this happy home over to the next owners.

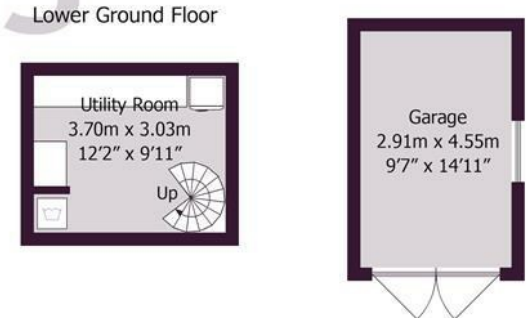
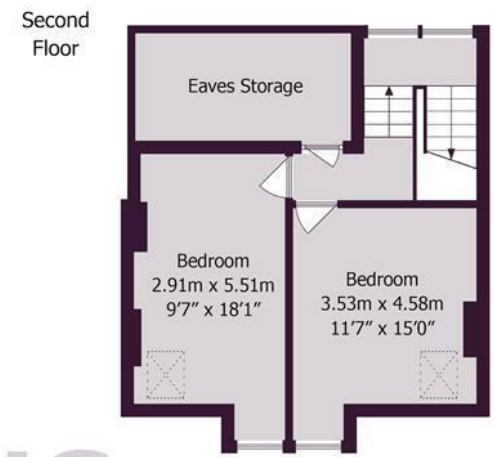
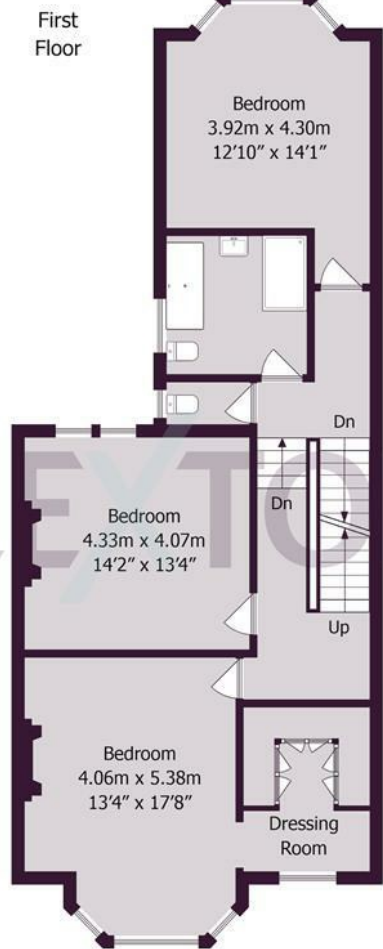
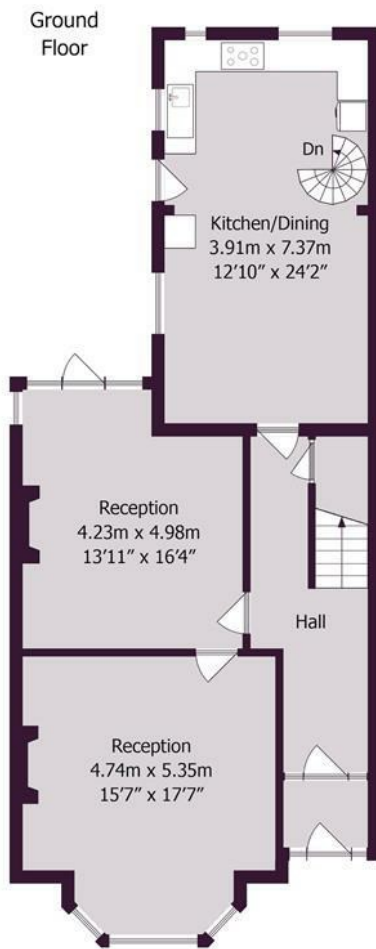


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Approximate gross internal floor area (exc. garage) 230.5 sq m/ 2481 sq ft

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

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