

# Fonthill Road

Hove

**LEX**TONS /  
SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



# Fonthill Road, Hove

£925,000

4

BEDROOM

2

BATHROOM

2

RECEPTION

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

01273 56 77 66

## About the property

Light filled and fluid, an impeccably styled layout includes two beautiful reception rooms and a simply stunning open plan kitchen/dining/living area with bi-fold doors to the landscaped garden. A top floor principal bedroom has an en suite shower room, while two further double bedrooms share a fabulous family shower room on the first floor.

The rich tones of the hallway's wood floor flow into two reception rooms instantly hinting at the cohesive sense of style and space that features throughout. Blissfully lit by classic bay windows, the open plan arrangement generates a wonderful place to relax and unwind together with their elegant corning, picture rails and focal point fireplace. Undoubtedly the heart and hub of this Hove home, an outstanding open plan kitchen/dining/living area adds a contemporary twist to its period surroundings. Sleek, stylish yet hugely functional, this is an exceptional place for family meals and entertaining friends. The first class kitchen with its broad central island is impeccably appointed, while a wall of bi-fold doors creates a seamless connection with the west-facing garden.

The exemplary presentation is echoed upstairs in each of the four bedrooms. A marvellous principal bedroom sits exclusively on the top floor and benefits from an en suite shower room. Its refined grey and white colour scheme is echoed on the first floor where the three additional bedrooms supply an ideal amount of flexible family accommodation with a wealth of fitted storage. A brilliantly light filled double bedroom at the front has a supremely calm and restful feel with its wide bay windows, while another is currently used as a great home office/study. Arranged in a vibrant metro tile setting, the fabulous family shower room adds the perfect finishing touch.

The bay facade of this superior family home reminds you of its heritage and engenders an enviable amount of kerb appeal. A beautifully tiled path adds a refined dash of colour, while classic iron railings border a raised paved garden.

Bi-fold doors allow you to create an easy flowing extension of the ground floor by opening onto an enclosed landscaped garden that rivals the house for its sense of style. A patio and decked terrace produce a choice of spots for al fresco dining and raised white rendered flowerbeds frame an Astroturf lawn.

This is a stunning property in a perfect location. In short, don't miss out!

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

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hovesales@lextons.co.uk | www.lextons.co.uk









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## / What the owner says

What the owner says.....

Renovating this house was a real labour of love; we wanted to keep the beautiful original features and combine those with a modern feel. The kitchen diner works perfectly as both the party place for friends and the family hub. We have loved living so close to Hove's amenities and moving here was the reason we got our dog, as we are so close to Hove Park and Hove Rec. Hove Station, two minutes away, is an added convenience, as are the shops, eateries and cafes on Church Road. The garden gets the sun all day and we have made the most of the outdoor dining space. We feel anyone moving here will welcome the fact that nothing needs to be done and they can immediately enjoy living here as much as we have.



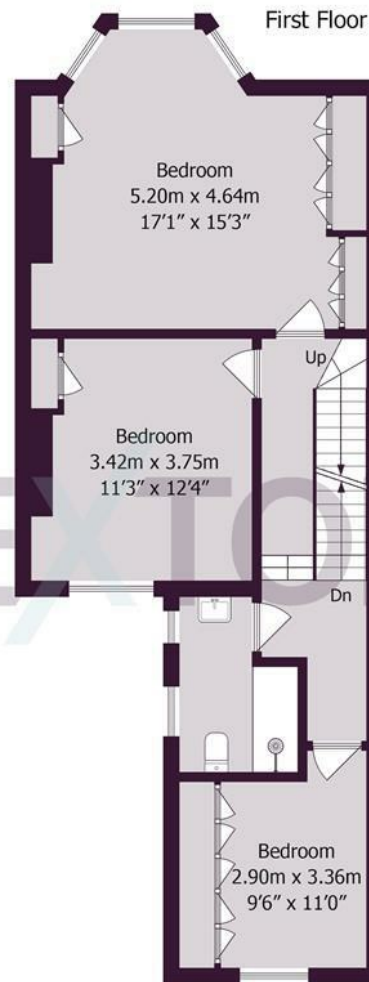
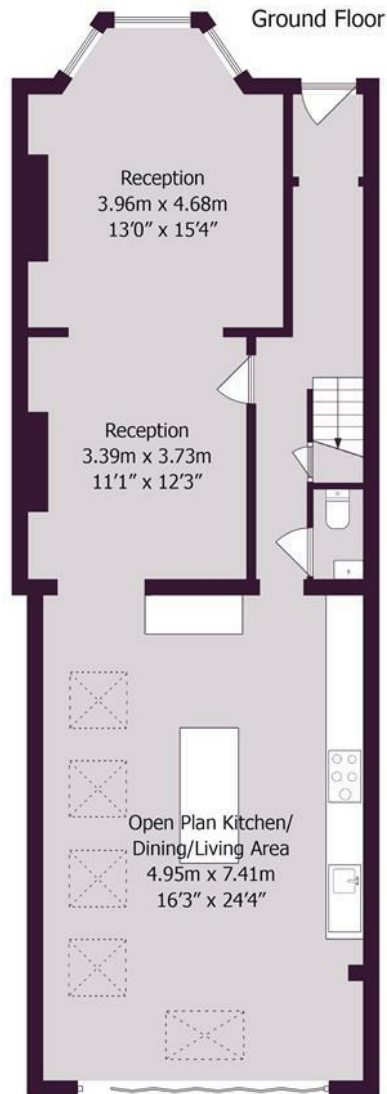
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Approximate gross internal floor area 167.3 sq m/ 1801 sq ft

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

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