



H&N

Tamworth Road, Hove

Guide price £725,000 to £750,000

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EST. 1990







Tamworth Road, Hove, BN3 5FJ

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A charming four-bedroom house offering a perfect blend of modern living and period features. Upon entering, you are greeted by a delightful lobby that leads to two inviting reception rooms, including a west-facing living room adorned with a bay window with fitted shutters, log burner and bespoke carpentry shelving. The original Minton tile path and front garden adds to the property's curb appeal, while the exposed floorboards add a touch of warmth and character throughout. This property is well-presented and retains many original features, including dado and picture rails, enhancing its unique character.

The heart of the home is undoubtedly the bespoke fitted kitchen with space to dine, which boasts a full-height pantry, integrated oven, dishwasher and a five-ring gas hob set into a stunning Mirostone solid stone work surface. This dual-aspect kitchen opens directly onto a low-maintenance private rear garden, perfect for al fresco dining or simply enjoying the outdoors.

The first floor features a front aspect double bedroom with an original period fire surround, offering delightful views over trees and the park opposite. A second double bedroom, also with an original fire surround and a rear single bedroom currently utilised as an office, provide ample space for family or guests. The family bathroom on this level is well-appointed and stylish with a mixer shower over the bath.

Ascending to the top floor, you will find a spacious double bedroom complete with a range of fitted and built-in storage, along with a convenient ensuite shower room.

This house is not just a home; it is a lifestyle choice, offering comfort, elegance and a prime location in Hove. Whether you are looking for a family residence or a stylish retreat, this property is sure to impress.

Location

The welcoming neighbourhood offers a delightful lifestyle with easy access to Stoneham Park that has play areas, outdoor cinema events and has a community café also hosting events as well as having a delicious selection of meals and snacks. Nearby local shops and amenities are situated in Portland Road and Richardson Road parades. Hove promenade is very close, where you will find Hove's newest beach-park development, this inclusive space features an outdoor sports hub with a café and terrace, beautifully landscaped grounds, wheeled-sports areas (including a skate plaza), a pump track and a roller area as well as paddle tennis courts.

There is easy access to Hove's main thoroughfare in Church Road and George Street, which offers a wide selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre and Hove mainline railway station is less than one mile in distance. Aldrington train station is moments away and Portslade station a mile away.

Additional Information

EPC rating: D

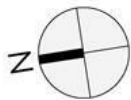
Internal Measurement: 1,232 Sqft / 123.9 Sqm

Council tax band: C

Parking zone: R







Ground Floor
52.2 sq m / 461 sq ft

First Floor
48.1 sq m / 517 sq ft

Second Floor
23.6 sq m / 254 sq ft

APPROXIMATE GROSS INTERNAL AREA = 123.9 sq m / 1232 sq ft
INCLUDING LIMITED USE AREA OF = 4.3 sq m / 46 sq ft

Floor plan is for illustration and identification purposes only and is not to scale.

Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).



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19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



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