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sales & lettings

Leicester Villas, Hove

East Sussex

Guide Price £1,150,000 to £1,250,000



Leicester Villas, Hove

Conveniently located close to Portslade mainline station, a beautifully presented FIVE BEDROOM, THREE BATHROOM, DETACHED HOME on THREE LEVELS with a generous REAR WEST-FACING GARDEN, GARAGE and PRIVATE DRIVEWAY with space for THREE CARS.

Situated close to Church Road, with the amenities of Portslade just a short walk away, this superb home has been thoughtfully extended to provide spacious and versatile accommodation, perfectly suited to modern family life.

At the heart of the home is an impressive open-plan kitchen and dining room, featuring a large central island, integrated appliances and plenty of space for both everyday living and entertaining. A striking glass roof lantern, together with patio doors on two sides, floods the room with natural light and creates a seamless connection to the rear garden. The elegant living room retains a wealth of character, with ornate cornicing, a bay window fitted with plantation shutters and an attractive fireplace. Completing the ground floor is a dining room, a further reception room, ideal as a playroom, home office or study, a separate utility room, and a convenient W/C.

The first floor offers three double bedrooms and a contemporary family shower room. The principal front bedroom enjoys a beautiful bay window with plantation shutters and bespoke fitted wooden wardrobes, one of which cleverly conceals a built-in dressing table.



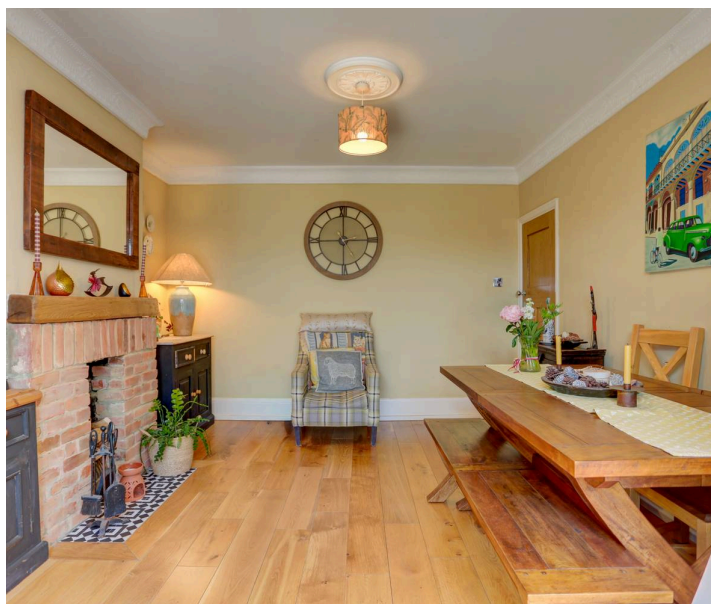
The third bedroom benefits from its own en-suite bathroom, complete with a freestanding bath. Two additional bedrooms are located on the second floor, served by a further shower room.

Outside, the sunny west-facing rear garden provides an ideal setting for relaxing, entertaining and family life. A patio runs alongside the property, while a decked seating and dining area extends directly from the kitchen, leading onto a generous lawn bordered by mature trees and established planting. Tucked away beneath the trees at the rear of the garden is a substantial timber shed, alongside a stylish louvred-wall gazebo, creating a sheltered space to relax and dine throughout the seasons.

An integral garage and brick-built driveway provide plenty of space for storage and parking, while a mature front garden with a chequered-tiled path leading to the front door creates an inviting first impression.

The Local Area

Perfectly positioned between New Church Road and Portland Road, and within easy walking distance of Boundary Road, Leicester Villas is also less than a five-minute walk from Portslade station, providing excellent mainline connections to Brighton, London and the South Coast.





Boundary Road provides a great selection of shops, bars, and cafés, while regular bus services connect you to the vibrant café culture of Hove's Church Road and onward to central Brighton. Within easy reach, Hove Lagoon caters to all ages with a range of water sports, while the nearby beach and promenade offer leisure facilities such as padel courts, beach volleyball, and a skate park. Vale Park features well-kept gardens, a popular children's playground, and a variety of community events throughout the year. Local schools include St Mary's Catholic Primary School, St Nicolas' C of E Primary School and Brackenbury Primary.

Further Information

This property is located in parking zone L, and the council tax band is E, which is currently charged at £3,152.65 for 2026/27.

EPC rating - D

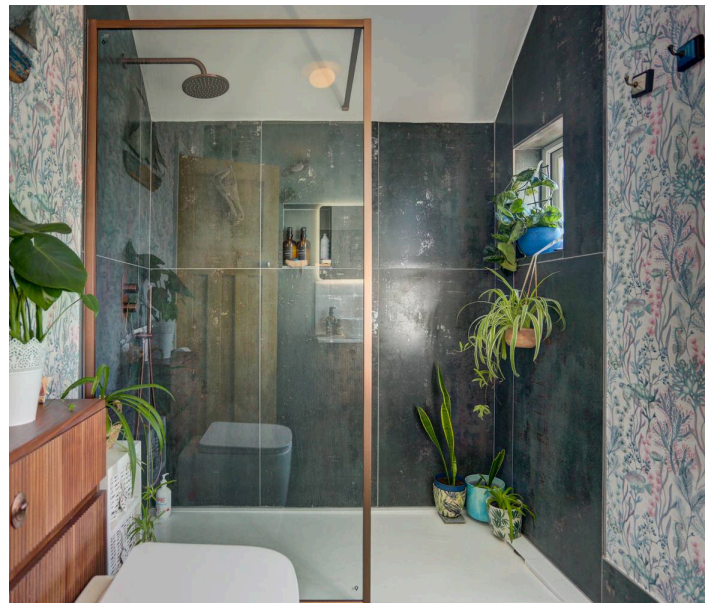
Council Tax - E

Street Parking - Zone L

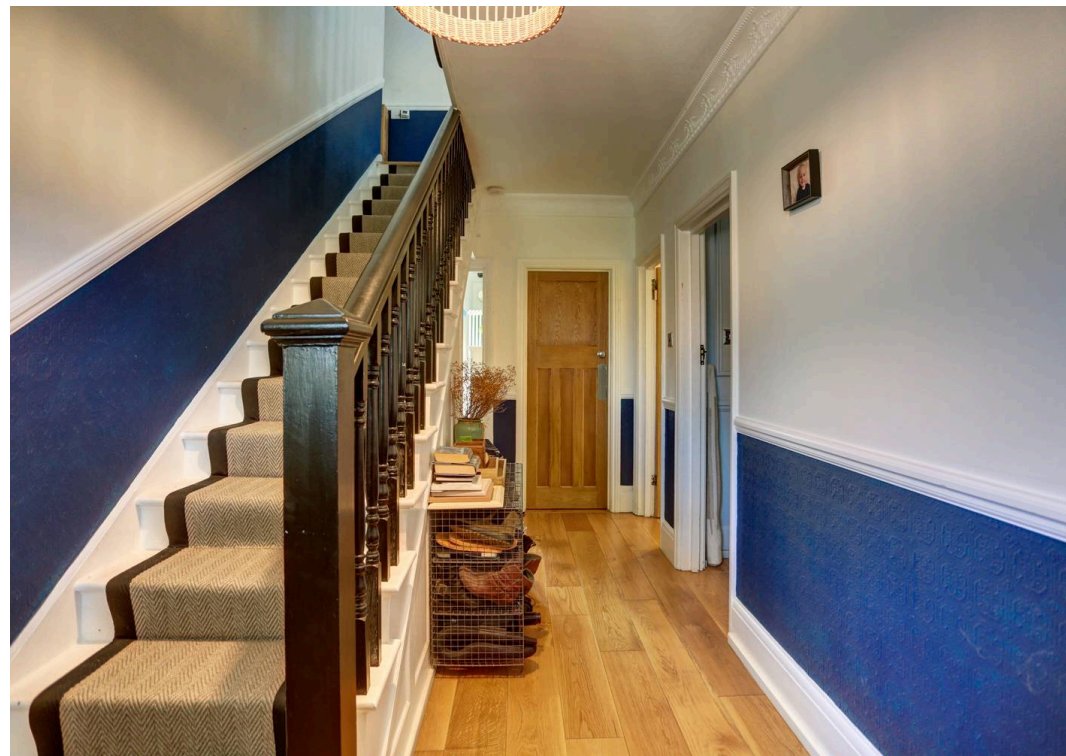
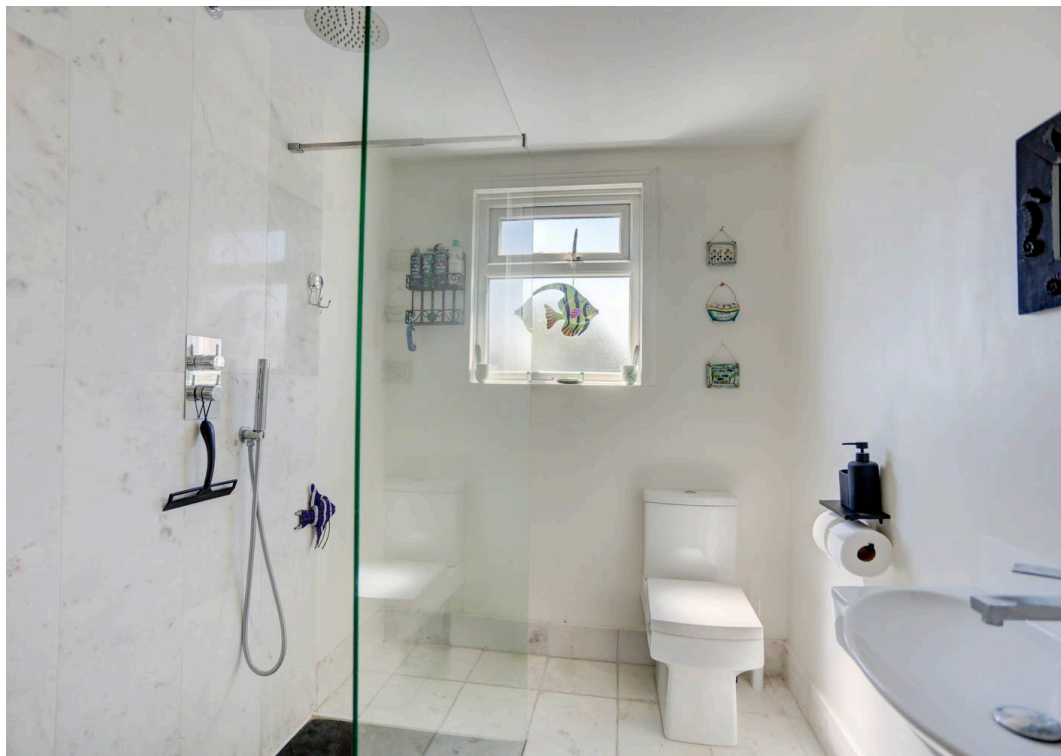
Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.



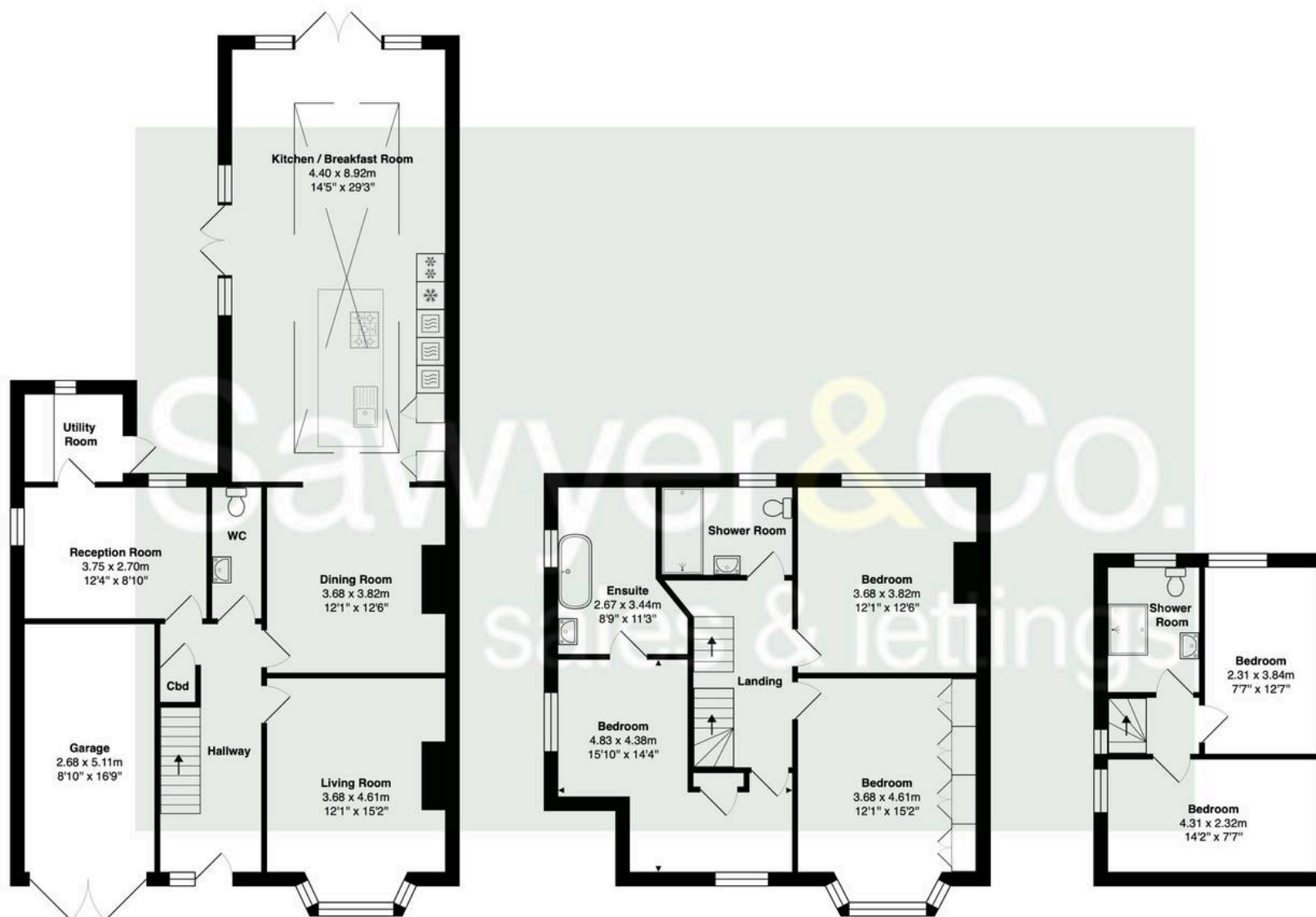












Total Area: 211.3 m² ... 2274 ft²

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

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We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.