













111 Dyke Road, Brighton, BN1 3JE
Tel: 01273 964484 **Email:**brighton@pearsonkeehan.com pearsonkeehan.com

19 Lyndhurst Road

Hove, BN3 6FA

Offers over £825,000





A rare opportunity to acquire a substantial and characterful family home in one of central Hove's most sought-after residential roads.

This home has been in the same family for many decades and is a much loved home, steeped in history and happy memories. It has been exceptionally well cared for over the years and remains beautifully maintained, yet now offers exciting scope for internal modernisation and enhancement to suit contemporary tastes.

Extending to approximately 1,636 sq ft (152 sq m), the property is arranged over two floors and offers generous, well-proportioned accommodation throughout. The ground floor features an elegant reception room to the front with a wide bay window, alongside a separate living room to the rear with fireplace and French doors opening directly onto the garden. A kitchen and adjoining dining room provide clear potential to reconfigure, subject to any necessary consents. A useful utility area and ground floor WC complete the layout.

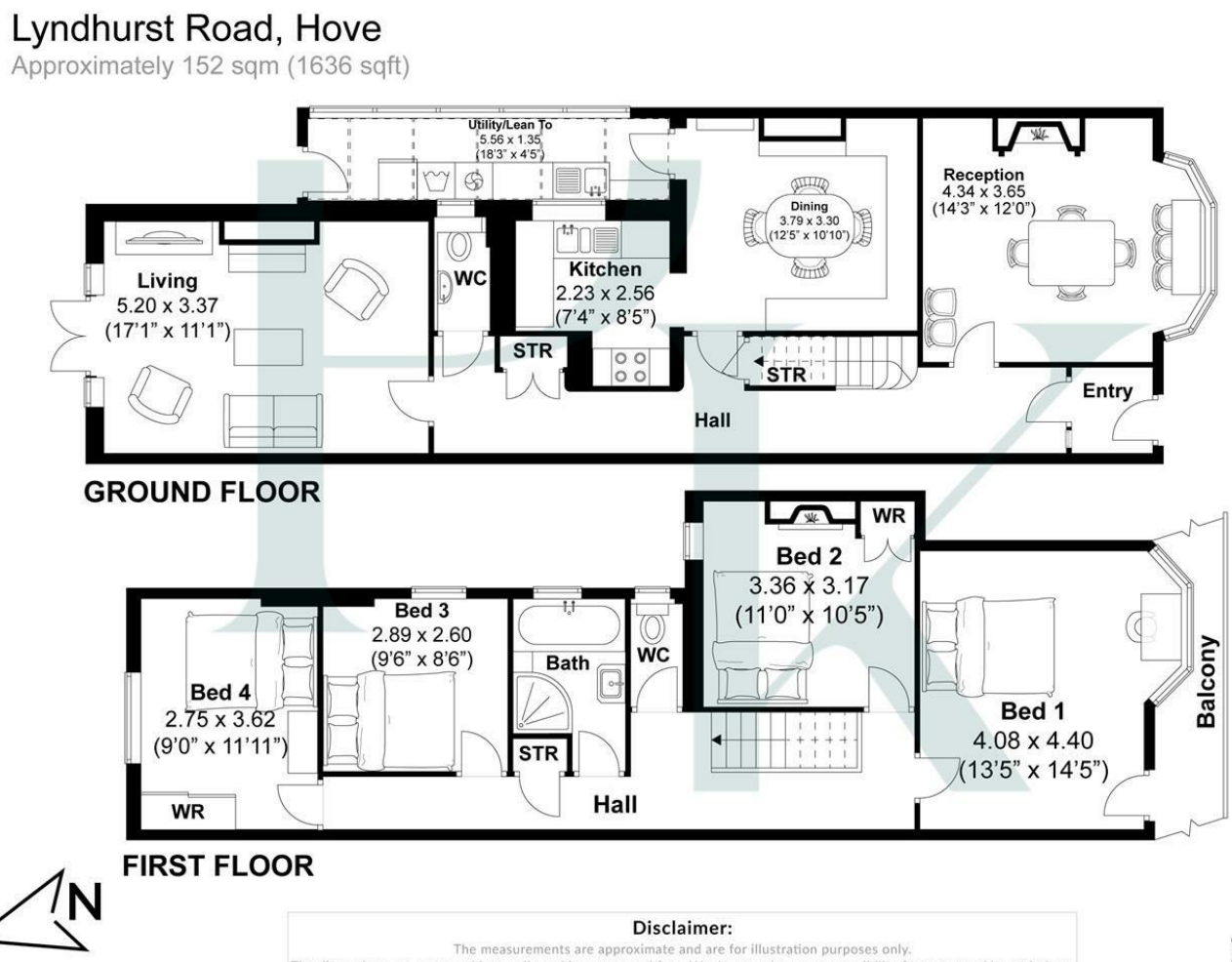
Upstairs, there are four double bedrooms, including a particularly spacious principal bedroom at the front of the house, which benefits from a south-facing balcony. The remaining bedrooms are served by a modern family bathroom and separate WC. The proportions and ceiling heights typical of the period are evident throughout, enhancing the sense of space and light and all of the original period character has been retained.

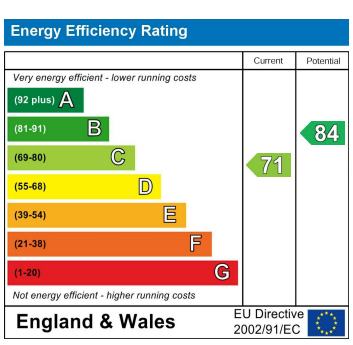
In addition, the loft space is substantial and offers excellent potential for conversion (subject to the necessary planning permissions and consents), providing an opportunity to create further bedrooms and bathrooms should additional accommodation be required.

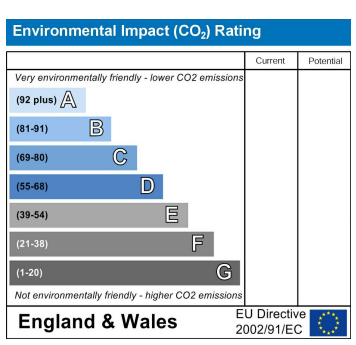
Externally, the property benefits from a charming walled rear garden, designed for low maintenance with mature planting and access to a rear pathway.

Lyndhurst Road is ideally positioned for families and professionals alike, with Hove Recreation Ground and St Ann’s Wells Gardens just a short walk away, offering excellent outdoor space. The property is well located for a range of highly regarded schools, including BHASVIC (Brighton, Hove & Sussex Sixth Form College), which is within easy walking distance, along with several respected primary and secondary schools. Hove and Brighton mainline stations are nearby, providing convenient commuter links to London and Gatwick Airport, while the popular Seven Dials district, with its cafés, shops and amenities, is also within walking distance, and regular local bus services operate close by for added convenience.

This is a home of warmth and heritage, offering a wonderful opportunity for a new owner to sensitively update and create their own chapter in its long and cherished history.







Pearson Keehan