



Kingsthorpe Road, Hove

East Sussex

Offers in Excess of £885,000



Kingsthorpe Road, Hove

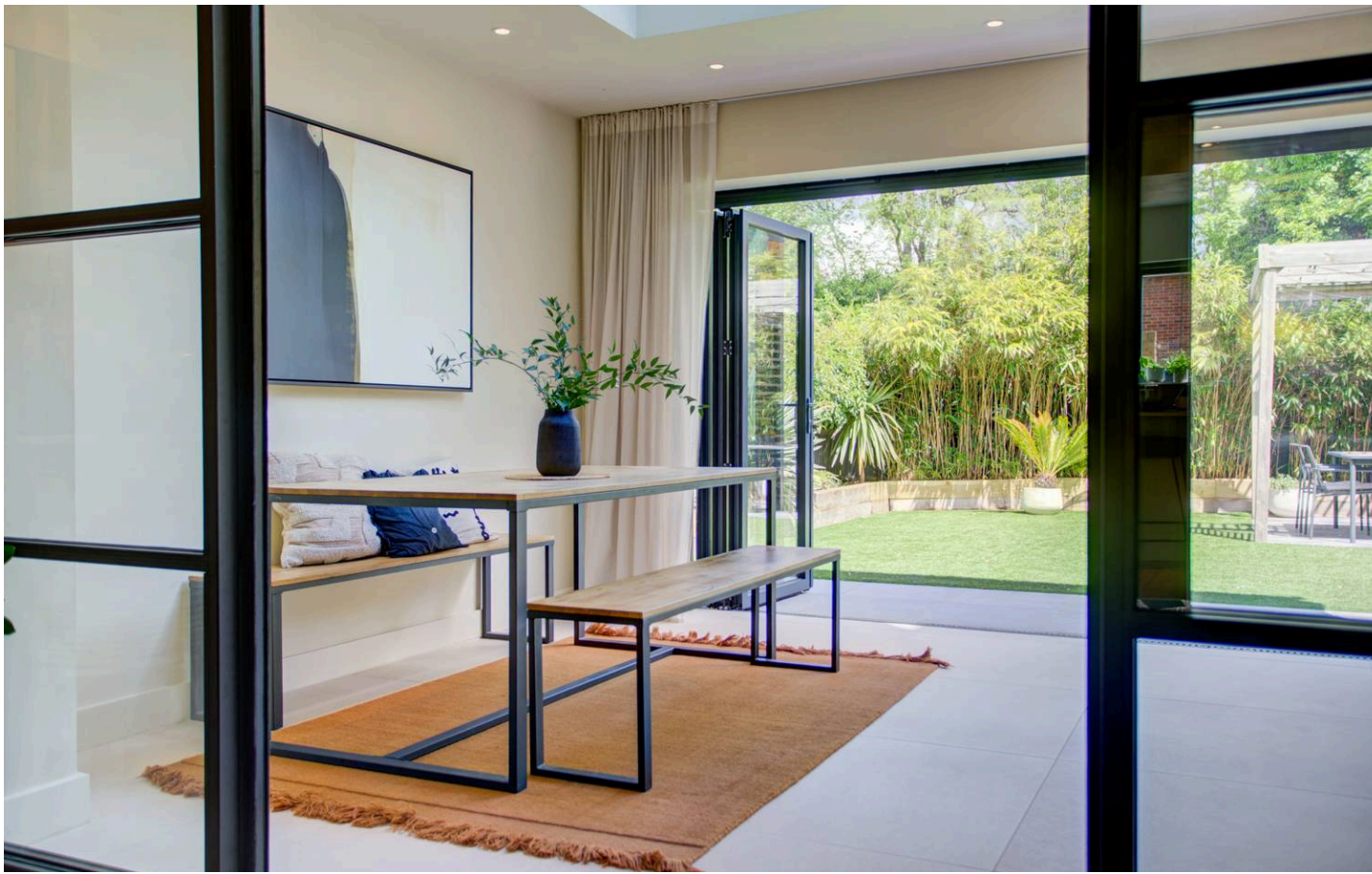
An exceptional contemporary FOUR BEDROOM SEMI-DETACHED HOME spanning over 1,600 sq ft, ideally positioned in Poets Corner. With SECURE GATED PARKING, a LANDSCAPED REAR GARDEN and an impressive principal suite with a PRIVATE BALCONY.

Beautifully presented throughout, this striking three-storey home offers stylish living with a thoughtfully designed layout, generous proportions and an abundance of natural light throughout.

At the heart of the ground floor is a superb open-plan kitchen, living and dining space, cleverly zoned to create distinct areas while maintaining a seamless sense of flow. The sleek modern kitchen features integrated appliances, ample storage, corner banquette seating and space for informal dining, making it perfectly suited to both everyday family life and entertaining. The ground floor further benefits from underfloor heating throughout.

The living area extends naturally from the kitchen and boasts bespoke fitted cabinetry and a media unit, while elegant Crittall-style doors lead through to the dining area. Cleverly designed bespoke under-stair storage incorporates pull-out shoe racks and integrated coat storage, maximising practicality while maintaining the home's clean contemporary aesthetic.





Flooded with natural light from overhead skylights and large bi-fold doors opening directly onto the rear garden, this space creates an exceptional indoor-outdoor entertaining environment. A downstairs cloakroom completes the ground floor accommodation.

The first floor comprises two generous double bedrooms, one of which is fitted with built-in wardrobes, alongside a further double bedroom currently arranged as a home office. A stylish family bathroom serves this floor and includes a bath with an overhead shower.

Occupying the entire second floor, the impressive principal suite has been designed to feel like a luxurious private retreat. The suite features a dedicated dressing area with fitted wardrobes, an elegant ensuite bathroom with a freestanding bath and separate shower, and large bi-fold doors opening onto a sunny private balcony.



Outside, the rear garden has been beautifully landscaped to create a private and low-maintenance outdoor space ideal for relaxing, dining and entertaining. Mature planting and bamboo screening provide a wonderful sense of privacy, while the covered pergola seating area offers an inviting setting for outdoor dining throughout the year. The property also benefits from secure, gated allocated parking.



THE LOCAL AREA

Conveniently situated on a quiet road in the heart of Poets Corner, Kingsthorpe Road has easy access to a wide variety of restaurants, bars, and shopping facilities on Portland Road, Blatchington Road, and Church Road. Local friendly pubs such as The George Payne, Ancient Mariner, and the Exchange, offer a wide selection of drinks and food options, and are a popular choice when it comes to Sunday lunches.

This west Hove home benefits from plenty of public transport to all parts of Brighton and out to Devil's Dyke. Local Aldrington Station is a short walk away, while Hove mainline train station with its convenient routes to Brighton, London, and Gatwick is approximately a quarter of a mile away.

The bustling café culture, shops, and restaurants of Church Road are all easily accessible. The city is a hive of leisure and fitness activities, with the seafront awash with new sports facilities including racquet sport courts, volleyball, petanque, bowls and a skate park.





FURTHER INFORMATION

The property is located in parking zone R. The council tax band is D, which is currently charged at £2,579.44 for 2026/27.

EPC rating - B

Parking - Zone R (address isn't eligible for a resident permit, but you can apply for visitor permits).

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.

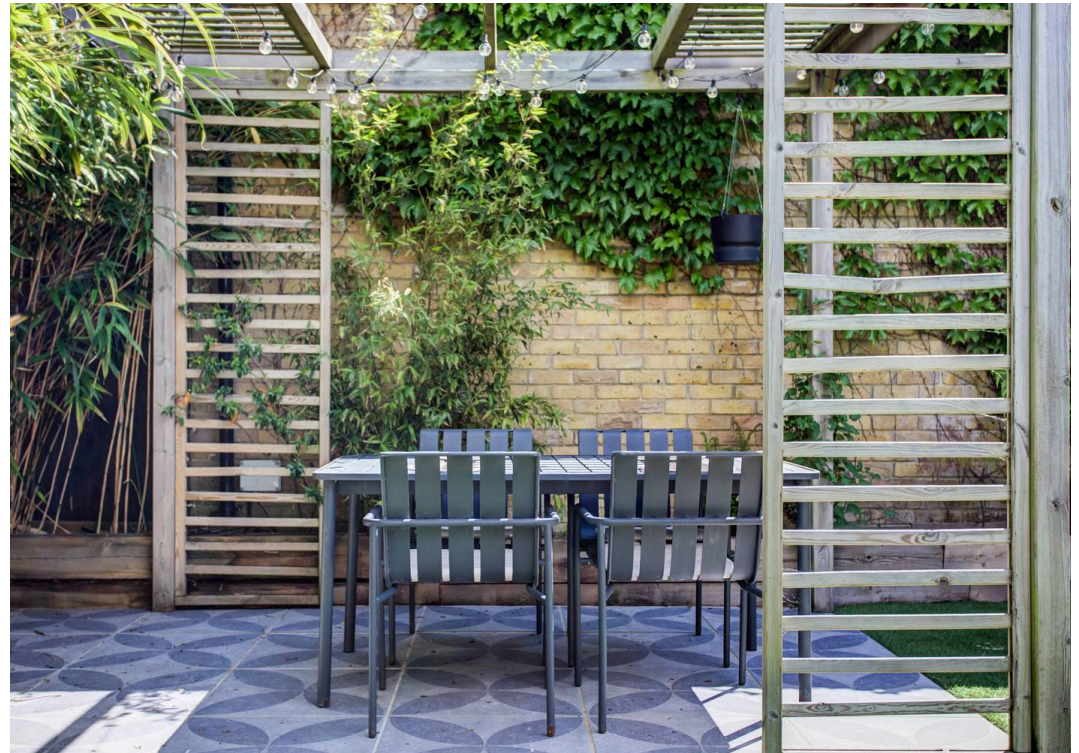
TENURE & OUTGOINGS

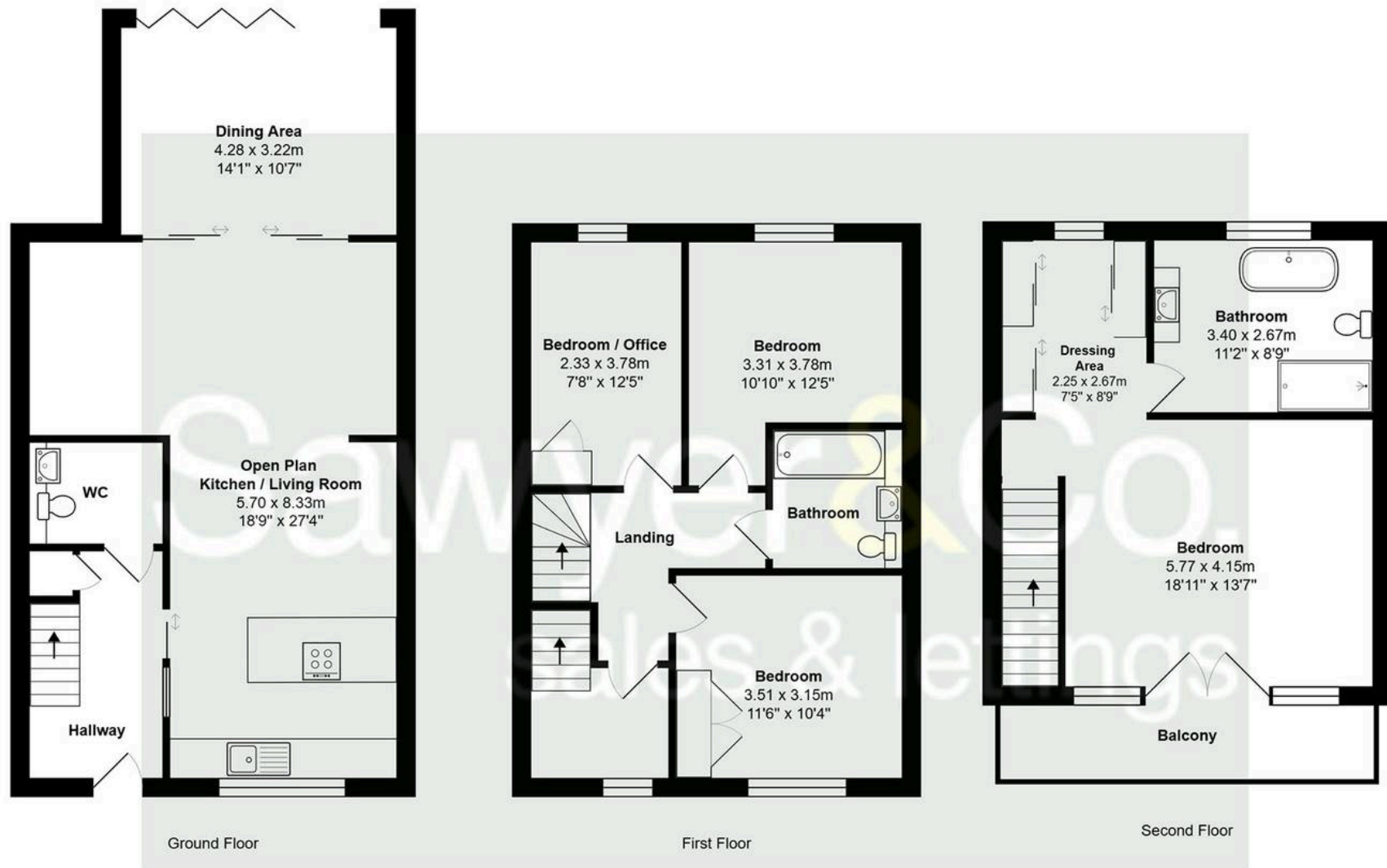
Tenure: Freehold

Service charge: £120 per annum for maintaining car park.

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







Total Area: 149.8 m² ... 1613 ft² (excluding balcony)

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.