

Suffolk Street, Hove

East Sussex

Guide Price £725,000



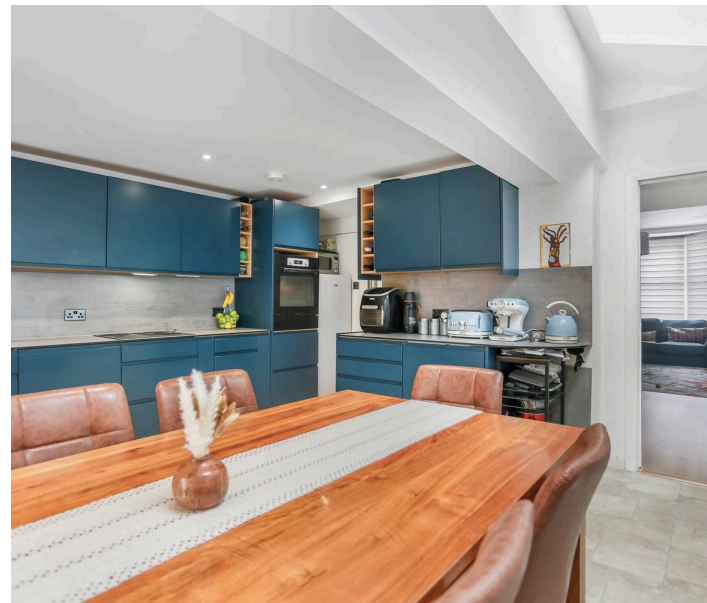
## Suffolk Street, Brighton

Located in the family-friendly Poets Corner area, just north of Portland Road, a spacious and well-presented FOUR/FIVE BEDROOM, TWO BATHROOM EXTENDED VICTORIAN TERRACED HOUSE with a REAR GARDEN. Sold with NO ONWARD CHAIN.

Positioned in this highly sought-after location, this beautifully presented period terraced home has been thoughtfully extended with MODERN UPGRADES to provide spacious and versatile accommodation, perfectly suited to modern family living. To the front, the elegant living room features lots of original character, including a bay sash window, fireplace and decorative coving. This inviting space flows seamlessly through to the rear of the property, where you'll find an impressive kitchen/diner.

Forming part of a REAR AND SIDE extension, the contemporary kitchen is flooded with natural light from skylights above and FULL-WIDTH bi-fold doors that open directly onto the garden, creating an ideal setting for both everyday living and entertaining. There is also a convenient ground-floor utility room, complete with a BELFAST SINK and a toilet. Upstairs, the first floor offers three bedrooms alongside a family bathroom with double sinks and Hansgrohe water-saving taps. The loft conversion provides two further versatile rooms, perfect as additional bedrooms or a combination of bedroom and home office, together with a second bathroom.

Outside, the low-maintenance rear garden features an artificial lawn and raised borders, offering a pleasant and practical space for relaxing, dining, and entertaining.





### The Local Area

Conveniently situated on a quiet road in the heart of Poets Corner, Suffolk Street 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 boasting new sports facilities including racquet sport courts, volleyball, petanque, bowls and a skate park. Local schools include Hove Junior, West Hove Infants, St Andrew's C of E Primary, and St Christopher's Independent School. Hove Park Nevill Campus and Blatchington Mill Secondary Schools are also nearby.

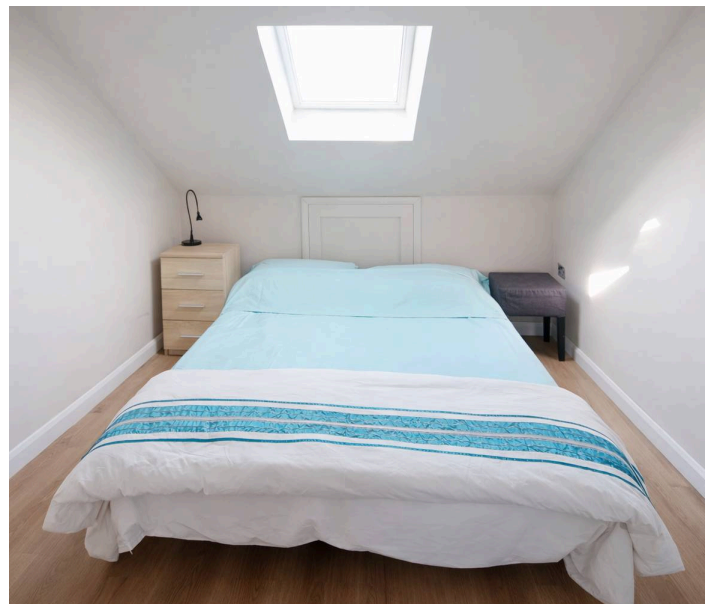
### Further Information

The property is located in parking zone R. The council tax band is C, which is currently charged at £2,292.84 for 2026/27.

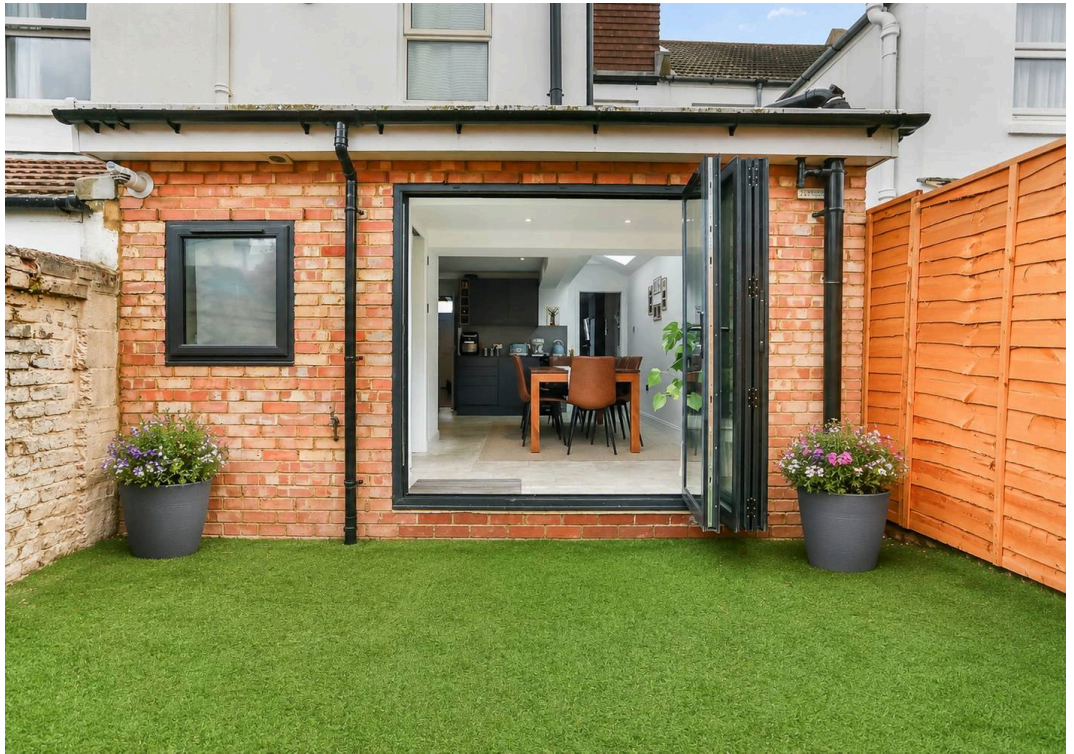
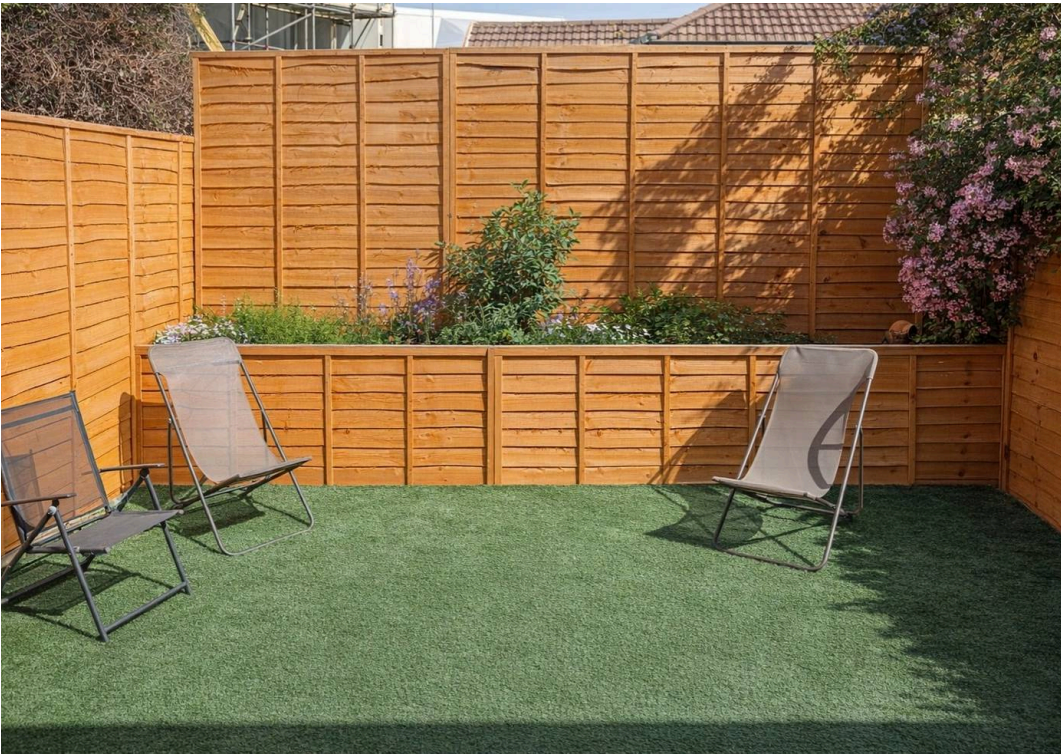
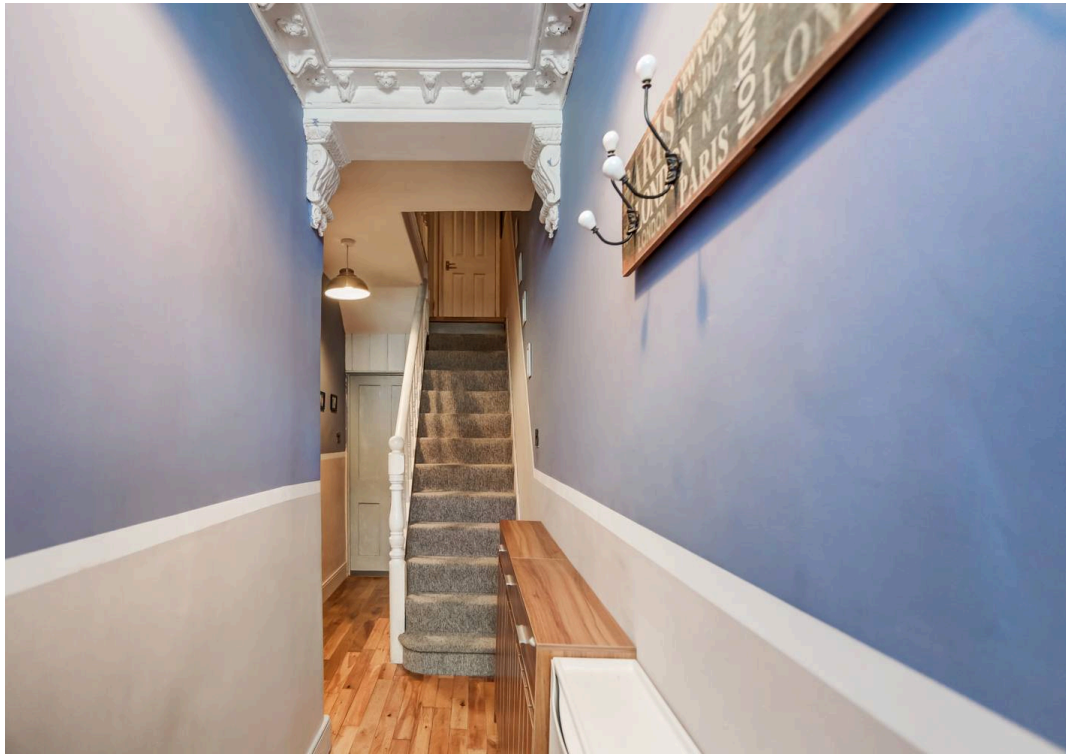
EPC rating - C / Council Tax - C / Parking Zone - R

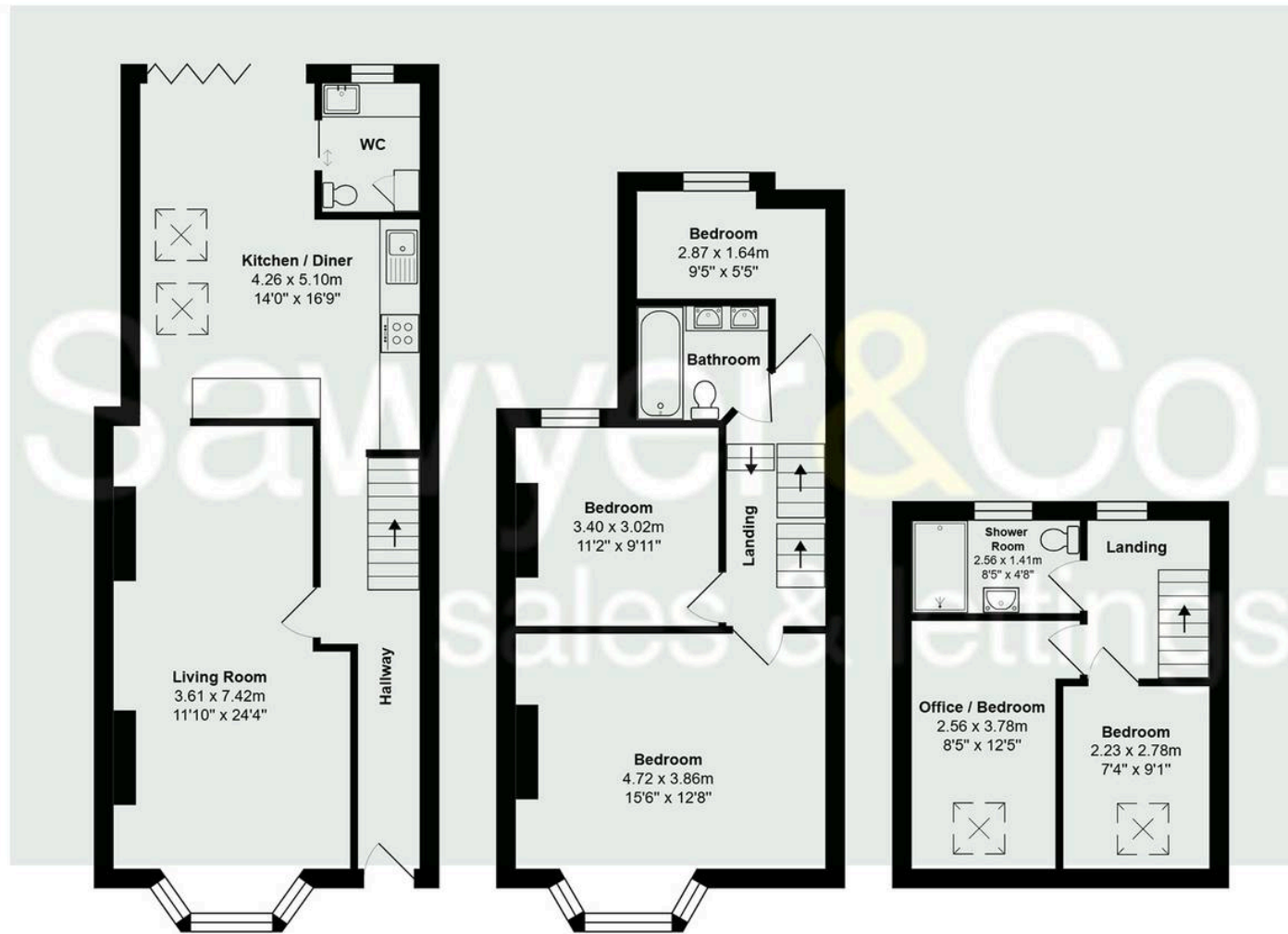
Broadband & Mobile Phone Coverage – Prospective buyers should check the Ofcom Checker website. Please check the local authority website for any planning permissions that may affect this property or properties close by.

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









Total Area: 122.0 m<sup>2</sup> ... 1313 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



## Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • [clientservices@sawyerandco.co.uk](mailto:clientservices@sawyerandco.co.uk) • [www.sawyerandco.co.uk/](http://www.sawyerandco.co.uk/)

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.

\*Some images have been virtually staged for illustrative purposes.