

austin gray



34 Chanctonbury Road
Hove, BN3 6EL
Price Guide £1,000,000



34 Chanctonbury Road

Guide Price £1,000,000 - £1,100,000

Substantial detached period home on a prominent corner plot in sought-after Hove. Offering four bedrooms, versatile living across three floors, stunning period features, a superb open-plan kitchen/dining space, off-road parking and a courtyard garden, moments from Seven Dials and the station.

Occupying a prominent corner plot in one of Hove's most desirable residential locations, this substantial detached period residence offers exceptionally spacious and versatile accommodation arranged over three floors, complemented by off-road parking, a courtyard garden, and an abundance of beautifully preserved original features.

Rich in character, the property showcases many hallmarks of its era, including high ceilings, original wooden flooring, feature fireplaces, and elegant bay windows. Generous room proportions and numerous dual-aspect windows create a wonderful sense of light and space throughout, making this a home that feels both grand and welcoming.

The heart of the property is undoubtedly the impressive open-plan kitchen, dining and entertaining space. Designed for modern family living, the kitchen is centred around a large island and provides extensive worktop and storage space, alongside ample room for a substantial dining table and relaxed seating area. A separate larder, utility cupboard and ground floor WC add further practicality, while direct access to the courtyard garden allows for seamless indoor-outdoor living and entertaining.





A separate bay-fronted sitting room provides a more formal reception space, complete with a feature fireplace and attractive period detailing, offering the perfect setting for quieter evenings or family gatherings.

The first floor hosts three generous double bedrooms, including a superb principal suite with en-suite shower room, alongside a well-appointed family bathroom. The second floor offers exceptional flexibility, comprising a further double bedroom and an additional reception room that could serve as a lounge, home office, studio or guest accommodation. This floor lends itself particularly well to multigenerational living, providing an ideal suite for older children, visiting relatives or an independent annexe-style arrangement.

Chanctonbury Road enjoys an enviable position between Brighton and Hove, moments from the vibrant Seven Dials district with its array of independent cafés, restaurants, shops and everyday amenities. Brighton Mainline Station is within easy reach, providing excellent links to London and beyond, while BHASVIC College, highly regarded schools, and several popular green spaces including St Ann's Well Gardens, Hove Recreation Ground and BHASVIC Green are all nearby. The seafront is also within comfortable walking distance, completing the appeal of this outstanding family home in one of the city's most sought-after neighbourhoods.



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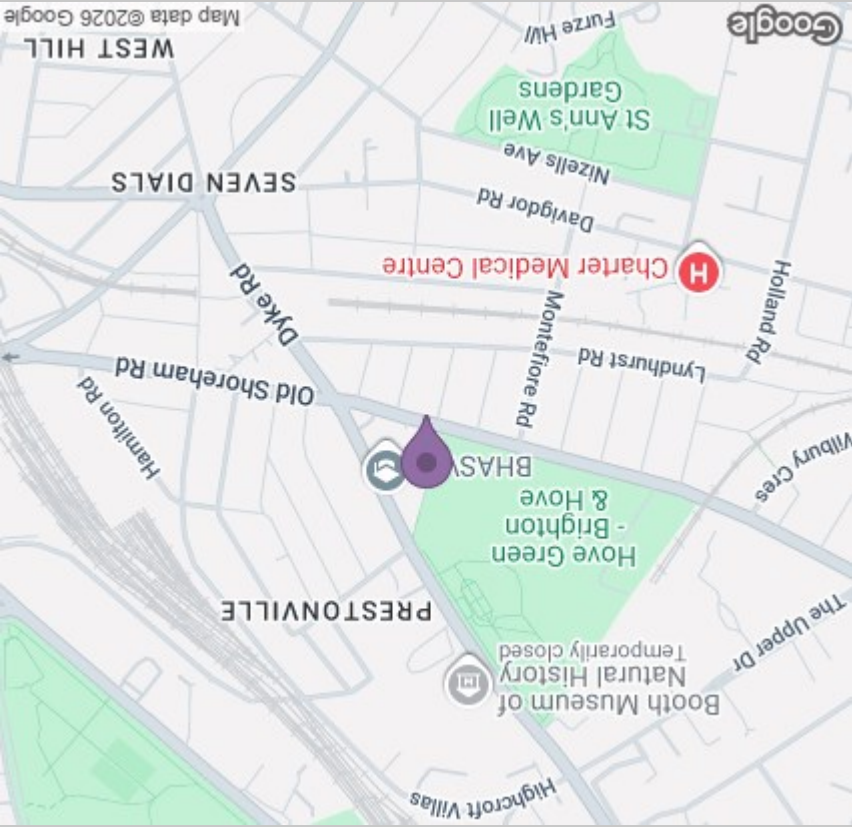
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Viewing

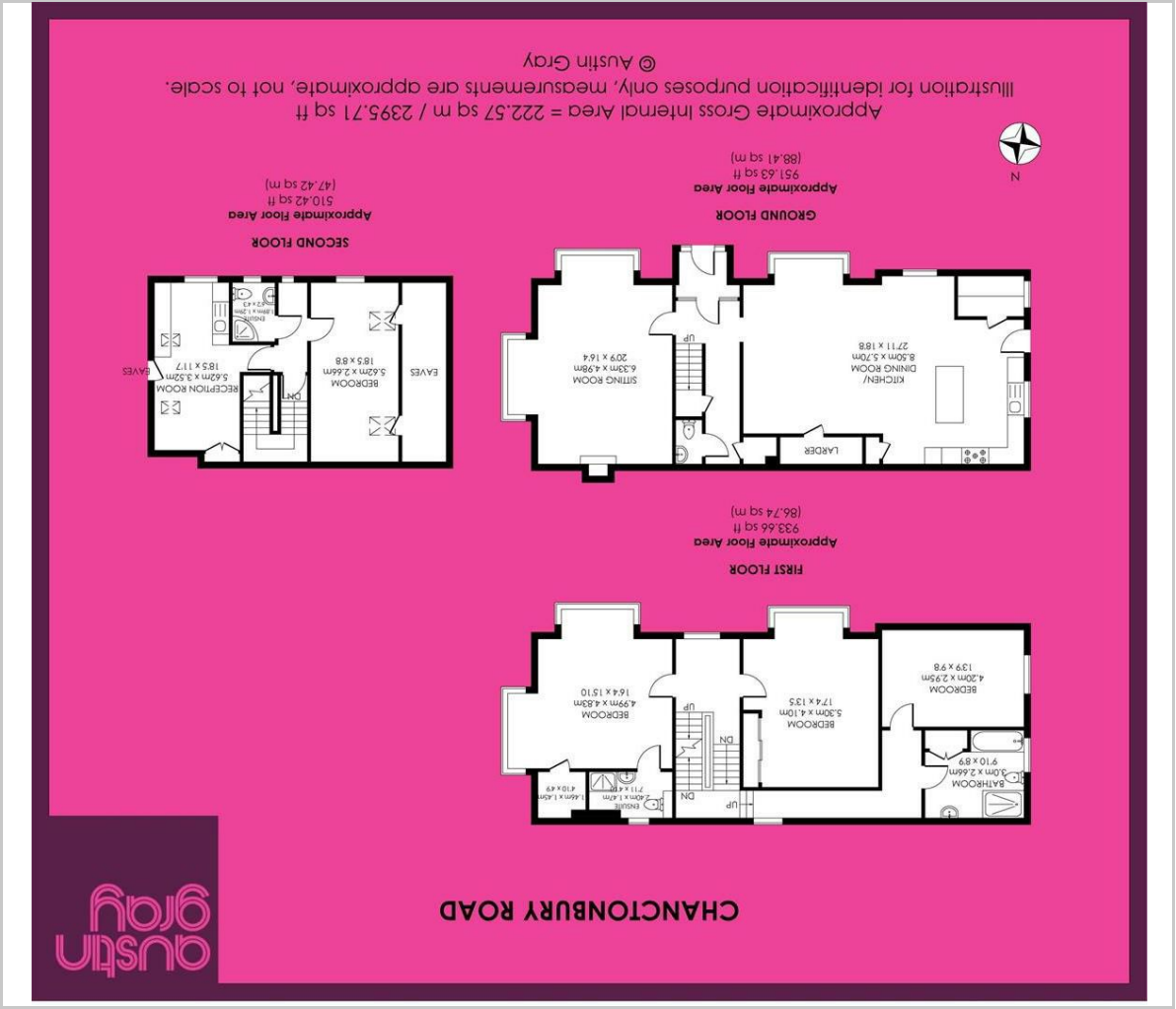
Please contact our Austin Gray Residential Office on 01273 232232 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Rating	
Current	Potential
EU Directive 2002/91/EC	
England & Wales	
Not energy efficient - higher running costs	
G	(1-20)
F	(21-30)
E	(31-40)
D	(41-50)
C	(51-60)
B	(61-80)
A	(81-100)
Very energy efficient - lower running costs	
65	76

Energy Efficiency Graph



Area Map



Floor Plan