



A substantial detached family house with sea views

19 Tongdean Road, Hove, East Sussex, BN3 6QE

Guide £2,500,000 Freehold



Reception hall • Drawing room • Sitting room • Dining room • Family room • Conservatory • Music room • Study • Kitchen/breakfast room • Utility room • Cloakroom • Principal suite: bedroom, dressing room, bathroom • 6 further bedrooms • 5 further bath/shower rooms • Garaging • Store rooms • Off street parking • Garden • Decked terrace • EPC rating C

Key Features

Impressive detached house with excellent potential

Situated in a popular road in a sought after residential area

Ideally positioned for local schools, shops and transport

Preston Park station just over a mile by foot

Off street parking and garaging

About this property

19 Tongdean Road is an impressive detached house occupying an elevated position. The property was built by the current owners in 2001, and offers a substantial footprint and over 5,500 sq ft of accommodation arranged over three floors, plus 827 sq ft garaging/storerooms, with many rooms having spectacular views across the city to the sea.

The property offers scope for updating and improvement, subject to the necessary permissions and consents. The floorplans, together with the accommodation list give an excellent overview of the full extent of the current layout, which is ideally suited for both family life and for entertaining on a grand scale: a

formal drawing room with a stone fireplace adjoins the music room and is complemented by a sitting room, which is open to the conservatory. At the other end of the spacious reception hall lies the dining room, with a bow window framing the garden views. Beyond lies the 34 ft kitchen/dining room, which is well-equipped with bespoke wall-hung and under-counter cabinets and granite surfaces, a range cooker and a good range of integrated appliances. The kitchen has double doors to a family room, providing an excellent space for day to day life, and is served by a utility room with access to the terrace. A spacious study, with views over the gardens and fitted cupboards and shelves, and a cloakroom complete the ground floor.





From the reception hall, the staircase sweeps up to a galleried landing with a window seat. The principal suite comprises a large bedroom, en suite bathroom with corner jet bath and separate shower cubicle and a fully fitted dressing room with far-reaching views.

There are four further bedrooms (two en suite) and a family bathroom on the first floor; two further en suite bedrooms occupy the second floor.

No 19 is approached from Tongdean Road by a secure gate open to a paved driveway ahead of the house, which offers off street parking for several cars. A second pair of gates open to give access to the garaging and cellar storage beneath the house; these

rooms offer enormous potential for conversion (STPP).

A large decked terrace spans the rear elevation, providing ample space for table and chairs, and creating a fantastic space for entertaining outdoors. Steps lead down to the terraced garden, which is arranged on two levels and mainly laid to lawn with a timber shed and low level lighting. The garden is fully enclosed and well-screened with panelled fencing either side and mature trees planted at the rear boundary.

There is gated side access to the front. The plot extends in all to about 0.29 of an acre.





Local information

Situated in a wonderful elevated position with sea views in sought-after road in popular Hove Park. The property is within good reach of the many and varied amenities that this thriving City offers: the sea front, The Laines and main shopping centre are about two miles distant and easily accessed by public transport; more locally, there is a parade of shops which provides for day to day needs.

There are many leisure activities, including local clubs for football, rugby, cricket and theatre; across Sussex, activities include show jumping at Hickstead, sailing at Brighton Marina and golf at one of the many courses across the county. There are miles of footpaths and bridleways across the nearby South Downs National park. Spa and country house hotels in the include Ockenden Manor, Alexander House and South Lodge.

Sussex offers a vibrant cultural scene, with world-class opera at Glyndebourne, and the annual Brighton Festival presenting a huge programme of theatre, dance, classical music and literary events.

Rail Services: Preston Park (1.1 miles by foot) offers regular direct services to London Victoria/London Bridge/St Pancras International (journey time from 62 minutes) and Gatwick.

The A23 is easily accessible to the north, connecting with the M23/national motorway network and the A27 coast road.

Schools: There is a good range of state and independent schools locally including Lancing Prep Hove, Windlesham, Brighton Girls (GDST), Brighton College, Hove Park, Cardinal Newman and BHASVIC. For more information on state schools please see <https://applyforaschool.brighton-hove.gov.uk/p/schoolsmap>. A number of private schools offer bus services for students which stop locally.

All distances and journey times are approximate.

Services

Gas fired central heating. All mains services.

Outgoings

Brighton and Hove City Council 01273 290000. Council tax band G, parking zone P.

Energy Performance

A copy of the full Energy Performance Certificate is available on request.

Viewing

Strictly by appointment with Savills on 01444 446000. If there is any point which is of particular importance to you, we invite you to discuss this with us, especially before you travel to view the property.





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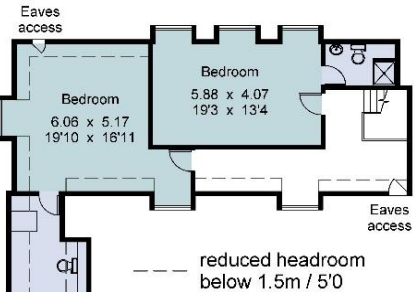
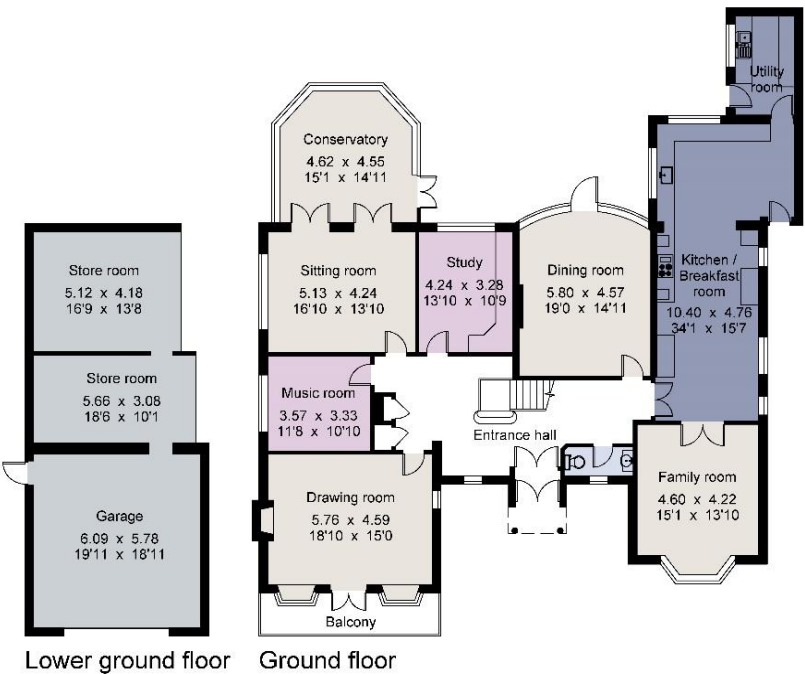


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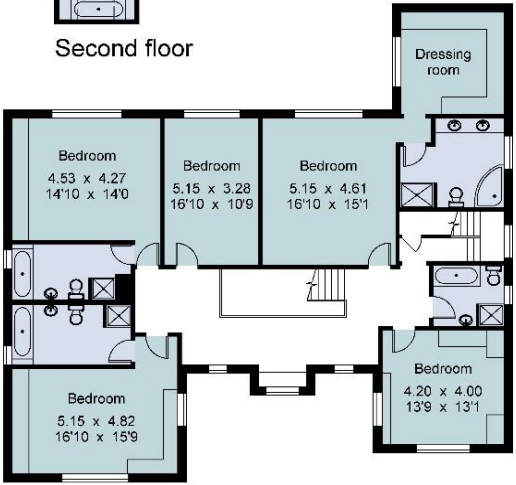
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19 Tongdean Road, Hove
Gross internal area (approx) 513.5 sq m/ 5527 sq ft
Garage / Store Rooms 76.9 sq m/ 827 sq ft
Total 590.4 sq m/ 6355 sq ft

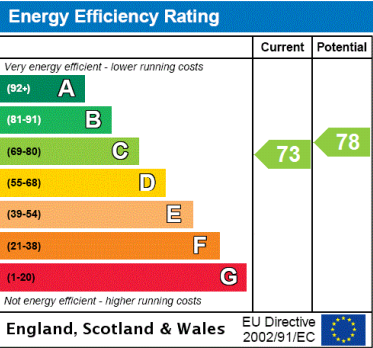


Second floor



First floor

For identification only - Not to scale
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