

ELLIOTTS

28 Ferndale Road, Hove, BN3
Price Guide £1,000,000





28 Ferndale Road Hove, BN3 6EU

*** GUIDE PRICE £1,000,000 to £1,200,000 - FREEHOLD ***

ELLIOTTS are delighted to offer this IMPOSING and SUBSTANTIAL PERIOD HOME, located in Hove's highly sought after Highdown/Lyndhurst District, Nicely presented, FULL of CHARACTER and with a HOST of PERIOD FEATURES, particularly SPACIOUS and VERSATILE accommodation EXTENDING TO over 200 Square Metres/nearly 2200 Square Feet, added ADVANTAGE of a LOVELY WEST ASPECT REAR GARDEN, Centrally Located, within easy reach of all Central Hove's many amenities.



- West Aspect Garden
- Sought After Highdown/Lyndhurst District
- Character And Period Features
- Rear Kitchen/Family Room
- Main Bathroom Plus Separate Shower Room
- 204 Sq.Mt / 2197 Sq.Ft
- Versatile layout Over Three Floors
- Huge 28' Through Main Living Room
- Separate Utility Room & GF Cloakroom
- Central Hove Close To All Amenities



An imposing period semi-detached house, larger than many in this area, with accommodation extending over three floors to over 200 Square Metres/nearly 2200 Square feet, and offering both space and versatility with large well proportioned rooms, associated with houses built in this period.

Nicely presented, the house is full of character, with a host of original features still remaining including stripped and varnished floorboards on the main ground floor areas, sash windows (most of which have been overhauled), coving etc but with more recent improvements including a recently replaced combi boiler and heat saving independently digitally controlled radiators.

All five bedrooms are large doubles, and there is both a main bathroom and separate shower room, with the master bedroom also having a large walk-in dressing room. A huge, almost 29' through main living room is undoubtedly a centre-piece, and there is an additional utility/laundry room with Belfast sink, plus big kitchen/family room to the rear and overlooking the garden.

To the rear, there is a lovely landscaped 'country style' garden, with side access from the front, and a favoured west aspect. Internal inspection is a must to appreciate the overall size, features and advantages of property and location.





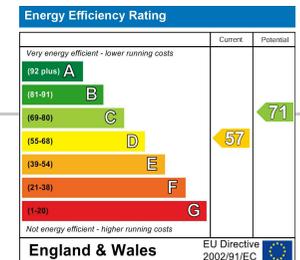
Floorplan

Ferndale Road, Hove



Approximate Gross Internal Area = 204.19 sq m / 2197.88 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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Energy Performance Graph



Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

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