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# 101 Pembroke Crescent

Hove BN3 5DE

Asking Price Of: £1,600,000

- SEVEN BEDROOMS
- THREE ENSUITE SHOWER ROOMS
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM
- SUN ROOM
- CLOAKROOM

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This charming and characterful Edwardian semi detached property comes to the market presented in excellent order throughout with the retention of many period features and being sold with no onward chain. The accommodation is arranged over three floors with spacious living accommodation on the ground floor including two separate reception rooms and a modern kitchen/breakfast room. The top floors offer seven bedroom accommodation with three ensuites and a family bathroom. Outside is a private drive offering parking for two vehicles and a secluded south facing rear garden with larger underground storage area.

Situated in this prime residential location on this tree lined crescent being within walking distance of Hove mainline station and seafront. Church Road with its array of eateries, cafes and shopping facilities is also within easy reach.

**ENCLOSED ENTRANCE** Original tiled walls and floor, stained glass front door and internal door, coving.

**ENTRANCE HALL** Radiator with decorative cover, exposed floorboards, under stairs storage, coving.

**CLOAKROOM** Comprising pedestal wash hand basin, low level w.c., 'Vaillant' gas fired boiler with water cylinder, sash window.

**KITCHEN/BREAKFAST ROOM** Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent granite work surface with cupboards and drawers under, matching eye level wall cupboards, 'Range Master' cooker with extractor over, integrated fridge/freezer, dishwasher, plumbing for washing machine, two sash windows to the side, UPVC double glazed window overlooking the garden, fitted double cupboard, breakfast bar, radiator, door to:-

**COVERED SIDE ACCESS** Door to front and garden, tiled floor, power.

**LIVING ROOM** Feature fireplace with surround, original coving, radiator.

**SITTING ROOM** Original fireplace with tiled insert and marble surround, sash bay window, two radiators with decorative covers, original coving.

**SUN ROOM** UPVC double glazed windows and door to garden

## FIRST FLOOR

**LANDING** Stairs to top floor, radiator.

**BEDROOM 1** Radiator, UPVC double glazed bay window and door to:-

**ROOF TERRACE** South facing, spare for table and chairs.

**ENSUITE SHOWER** Comprising walk in shower, pedestal wash hand basin, low level w.c., heated ladder style towel rail, sash window, part tiled walls.

**BEDROOM 2** Sash bay window, original fireplace with tiled insert and marble hearth, two radiators.

**ENSUITE SHOWER ROOM** Comprising walk in shower, pedestal wash hand basin, low level w.c., heated ladder style towel rail, part tiled walls.

**BEDROOM 7** Radiator, door to BALCONY.

**BEDROOM 3** UPVC double glazed bay window, radiator.

**ENSUITE SHOWER ROOM** Comprising walk in shower, pedestal wash hand basin, low level w.c., heated ladder style towel rail, part tiled walls.

## TOP FLOOR

**LANDING** Velux window, storage cupboards.

**BEDROOM 4** Original feature fireplace, range of fitted cupboards, radiator, sash windows.

**BEDROOM 5** UPVC double glazed window, fitted cupboard, radiator, wash hand basin.

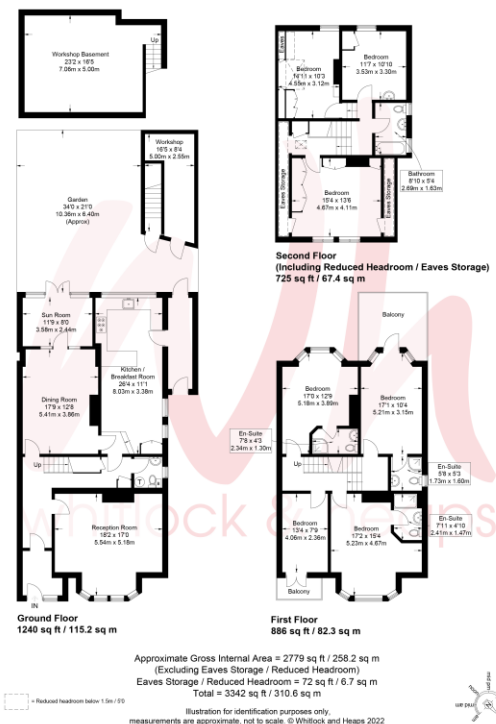
**BEDROOM 6** Sash window, radiator, velux, fitted cupboard.

**BATHROOM** White suite comprising panelled bath with mixer tap and telephone style shower, separate shower unit, pedestal wash hand basin, low level w.c., part tiled walls, 2 UPVC double glazed windows.

**OUTSIDE** Private drive with parking for two vehicles.

**SOUTH/WEST FACING REAR GARDEN** Area of lawn leading to patio section, door leading to storage area with steps to underground space for additional storage.

EPC Rating: Current 52E Potential 68D



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