

## 22 Lorna Road, Hove, BN3 3EN

### Guide price **£775,000** Freehold

Elliotts are delighted to offer for sale this EXCEPTIONALLY PRESENTED and EXTENDED SEMI DETACHED family home with the benefit of FOUR DOUBLE BEDROOMS, SOUTH FACING GARDEN, DRIVEWAY & GARAGE in this tucked away location, within the very heart of central Hove and walking distance from Hove station.





Elliotts are delighted to offer this beautifully presented and extended semi-detached family home, situated within this tucked away location, within the very heart of central Hove, within easy walking distance of both Hove and Brighton stations, and with the many shopping amenities of both central Hove and Brighton, along with the wide open spaces of the seafront.

The house has well laid out and spacious accommodation arranged over three floors, on the ground floor there is an entrance hall, feature L shaped living area with ample space for both dining and living sections, separate contemporary kitchen with various built-in appliances and with granite work surfaces and a ground floor WC. On the first floor is a good sized landing providing access to all rooms including three bedrooms, all of which are good sized doubles and a family bathroom with white suite and chrome fittings. On the second floor there is a master bedroom suite, with large bedroom, walk-in wardrobe, separate study area and contemporary en-suite bathroom.



Outside there is a brick paved driveway and garage, and to the rear there is well laid out south facing garden with two raised decked areas and steps down to a good sized lawn. Overall the house is in excellent order throughout, internal inspection is essential to appreciate the size and quality of accommodation on offer.



- **Semi-detached**
- **Driveway**
- **Garage**
- **South facing lawned and decked garden**
- **Four bedrooms**
- **Master bedroom with en-suite bathroom**
- **Family bathroom**
- **Large L shaped living area**
- **Separate well fitted contemporary kitchen**
- **Ground floor cloakroom**
- **Tucked away Hove location**
- **Short walk central Hove**
- **Walking distance Brighton & Hove stations**
- **Excellent decorative order**
- **Gas fired central heating**
- **Wooden framed double glazed windows**



## **GROUND FLOOR**

### **FRONT DOOR**

#### **SPACIOUS ENTRANCE HALL**

With wide staircase with decorative painted spindles and varnished handrail leading to the first floor, double glazed wooden frame window, exposed natural wood finish floor boards, smooth finish walls and ceiling, picture rail, radiator, cupboard door providing access into under stairs storage, and with further cupboard door leading to:

#### **SEPARATE WC**

With white low level WC, wall mounted sink with tiled splash back, tiled floor,







smooth finish walls, ceiling spotlights.

**STUNNING OPEN PLAN LIVING AREA (L SHAPED) 24'2 x 18'8  
narrowing to 12'2 (7.37m x 5.69m narrowing to 3.71m)**

To the front there is a wide walk-in square bay, double glazed wooden frame windows with fitted wooden shutters, fireplace recess with exposed brick and with slate hearth, smooth finish walls and ceiling, ceiling spotlights, exposed natural wood finish floor boards, radiator, chrome light switch and power point plates, room extended into a L shape with continuation of the natural wood finish floor boards, double glazed wooden frame French doors with additional full height glazed panels providing access to the raised deck, with side window, radiator and with ample space for dining area and with opening leading to:



**CONTEMPORARY DUAL ASPECT KITCHEN 15'1 x 8'2 (4.60m x 2.49m)**

This room is a real feature of the house, with side double glazed windows and with large double glazed double doors providing direct access on to the rear garden, an excellent range of white high gloss units with brushed chrome handles arranged to two walls in a galley style comprising of both base cupboards and soft closing drawers, unit fronted Neff dishwasher, integrated washing machine and dryer, built-in waist height Baumatic brushed chrome double oven, pull out storage drawers either side, deep pan drawers complimented by granite work surfaces with inset one and a half bowl stainless steel sink with mixer, five burner hob, glass splashback, brushed chrome Bosch extractor, matching eye level cupboards, space for large American style fridge/freezer, two additional sections of work tops ideal for breakfast bars, tiled floor, smooth finish ceiling.



**FIRST FLOOR**

**FIRST FLOOR LANDING**

With large double glazed wooden frame window, continuation of the balustrade and varnished handrail, with further staircase leading to the second floor, smooth finish walls and ceiling, ceiling spotlights, wood panelled doors throughout, and with door leading to:



**BEDROOM 2 15'8 x 11'6 (4.78m x 3.51m)**

Wide walk-in square bay window with double glazed wooden frame windows with fitted wooden shutters, exposed natural wood finish floor boards, painted tiled fireplace surround with matching tiled hearth, fitted double cupboard providing both hanging and shelved storage with top cupboard over, smooth finish walls and ceiling, ceiling coving, ceiling spotlights, radiator, brushed chrome light switch and power point plates, and with ample space for double bed and additional bedroom furniture.



**BEDROOM 3 11'7 x 10'10 (3.53m x 3.30m)**

This bright south facing has a double glazed wooden frame window, continuation of the exposed natural wood finish floor boards, painted tiled fireplace surround with matching hearth, fitted cupboard providing both hanging and shelved storage with top cupboard over, radiator, smooth finish walls and ceiling, and with ample space for double bed and additional bedroom furniture.



**BEDROOM 4 14'9 x 8'2 (4.50m x 2.49m)**

This bright south facing room has a double glazed wooden frame window, smooth finish walls and ceiling, fitted cupboard housing wall mounted boiler and with fitted shelving, smooth finish walls and ceiling, radiator.

**LUXURY FAMILY BATHROOM**

With a white suite and chrome fitments, comprising of a stand alone roll edge claw foot bath with mixer, corner shower cubicle with glazed shower door and with large rain head shower over, with tiled walls, wall mounted controls, low level WC, wall mounted sink with matching tiled splashback and mixer, tiled floor, chrome heated towel rail, smooth finish walls and ceiling, ceiling spotlights, double glazed wooden frame window with fitted wooden shutters.



**SECOND FLOOR**

**SECOND FLOOR LANDING**

Smooth finish walls and ceiling, ceiling spotlights, panelled door leading to:

**MASTER BEDROOM SUITE 14'1 x 13'1 (4.29m x 3.99m)**

This bright south facing room has twin replacement double glazed windows enjoying the south aspect overlooking the rear garden, smooth finish walls and ceiling, ceiling spotlights, wall mounted contemporary vertical radiator, and with ample space for double bed and additional bedroom furniture, and with recessed study area, fitted desk area and fitted shelving above, various power points and telephone points which can be closed off via folding double doors, walk-in wardrobe, fitted shelving and hanging rail, smooth finish walls and ceiling, ceiling spotlights and with low level cupboard door providing access into eaves storage.



**EN-SUITE BATHROOM**

With twin Velux windows with obscure glass, a real contemporary feel, stand alone bath with wall mounted mixer, recessed shelving, large double shower, fixed glazed shower screen and with large rain head shower over, with tiled surround, wall mounted controls, low level WC, wall mounted sink with mixer and tiled splashback, recessed fitted cupboard with shelved storage and with wall mounted vertical contemporary radiator.

**OUTSIDE**

**SOUTH FACING GARDEN**

**RAISED DECKED TERRACE**

There are two separate raised decked terraces, which can be accessed via either the kitchen or living room, sunken jacuzzi, steps down to a further decked area with ample space for garden table and chairs, a further lawned area with raised flower borders and with decking extended down the side of the house to a gate with side return.

**BRICK PAVED DRIVEWAY**

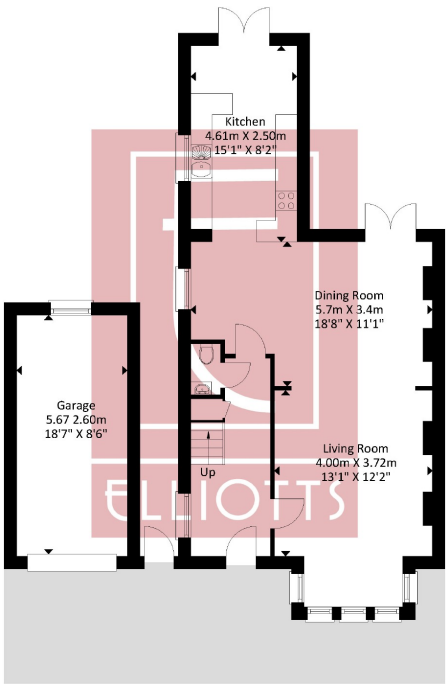
Extending the full width of the house, providing off street parking for a small car and in turn leading to:

**GARAGE 18'7 x 8'6 (5.66m x 2.59m)**

With up and over garage door providing excellent storage.



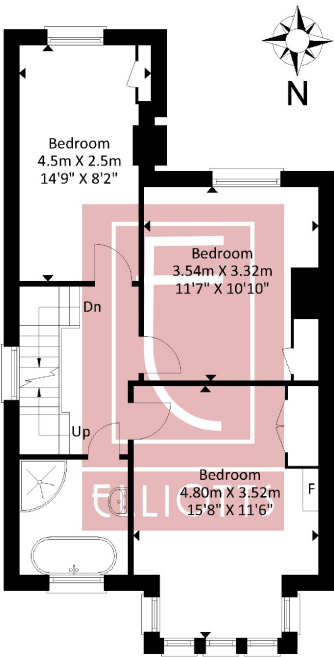
Lorna Road



Ground Floor  
Approximate Floor Area  
765.31 sq ft  
(71.10 sq m)

Approximate Gross Internal Area = 71.10 sq m / 765.31 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

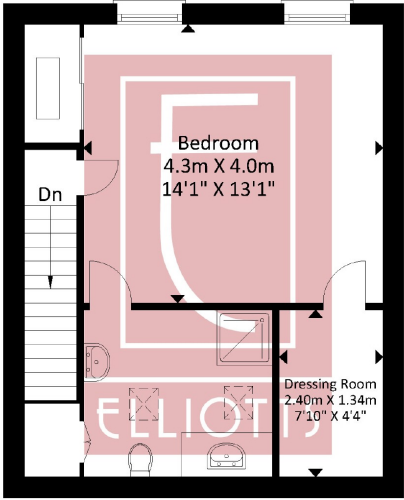
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First Floor  
Approximate Floor Area  
555.41 sq ft  
(51.60 sq m)

Approximate Gross Internal Area = 51.60 sq m / 555.41 sq ft  
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Lorna Road



Second Floor  
Approximate Floor Area  
398.26 sq ft  
(33.50 sq m)



Approximate Gross Internal Area = 33.50 sq m / 368.26 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.