



*Livingstone Road*

Hove

mishons



## This beautifully presented two-bedroom maisonette is located on the popular Livingstone Road in Hove's sought-after Poet's Corner.

Set across the ground and lower ground floors of a classic Victorian terrace, the property offers an impressive blend of period charm and modern design, complete with a private south-facing garden and a thoughtfully designed covered patio for year-round outdoor enjoyment.

There are two entrances to the property: a private lower ground entrance and a communal hallway entrance on the ground floor. Entering through the private entrance, you arrive in a practical lobby area with space for coats and shoes, as well as a discreet cupboard housing the washing machine. This leads into a bright and generously sized open-plan living and dining space, measuring over six metres in length. The layout offers clearly defined zones for relaxing and entertaining, with double doors opening onto the covered patio. Designed with two large rooflights, the patio provides a sheltered outdoor area that can be enjoyed in all weather. Just off the living area is a neatly tucked away downstairs WC, positioned beneath the stairs.

The kitchen, extended and fully renovated in 2019, has a sleek and contemporary feel with high-gloss white units and modern appliances, including a Neff fan oven, a second oven with grill, and a five-burner gas hob. There is space for a fridge/freezer, dishwasher, and tumble dryer, along with clever pull-out larder storage. A flexihose tap sits beneath a window looking out to the garden, and the Viessmann boiler is neatly concealed in a wall unit and still under warranty. A second door from the kitchen leads out to the covered patio and the south-facing garden beyond, which has been updated with new fencing, a lawn, flower border, and a path running to the end of the garden.

Livingstone Road is a quiet residential street known for its welcoming community atmosphere and excellent location just a two-minute walk from Hove Station – ideal for commuters. There are great transport links with bus services available on nearby Goldstone Villas. The area offers a wide range of amenities, with cafés, pubs, and shops found on Portland Road, Blatchington Road, and Goldstone Villas. Families are well catered for, with Hove Junior School just around the corner and the property within the catchment area for both Hove Park and Blatchington Mill secondary schools. Green spaces are plentiful, with Hove Park, St Ann's Well Gardens, and Stoneham Park all within easy reach. Local convenience stores include a Co-op and Sainsbury's Local on Portland Road, a Tesco Express on Denmark Villas, and a large Tesco on Church Road. George Street, Hove's main shopping destination, is just five minutes away.

This is a rare opportunity to own a stylish and thoughtfully updated home in one of Hove's most desirable neighbourhoods. Early viewing is strongly recommended.

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Guide Price **£510,000**



## TOTAL FLOOR AREA:

773 sq. ft. (71 sq. m.) approx







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