



# *Pembroke Crescent*

Hove, BN3 5DF

mishons

Set along one of Hove's most admired residential crescents, this exceptional semi-detached home immediately distinguishes itself through scale, proportion and architectural integrity. One of a selection on Pembroke Crescent to have been originally constructed over three full storeys, the house enjoys superior ceiling heights, balanced proportions and original detailing throughout all levels.

From the moment you step through the front door, there is an immediate sense of warmth and comfort, balanced beautifully with a subtle grandeur that only homes of this era can offer.

The ground floor is arranged with three distinct reception spaces, each offering versatility and character. To the front, a generous east facing dining room is filled with morning light, featuring an original fireplace and a large square bay window, typical of early 1900s architecture.

To the rear, a cosy yet substantial living room also centres around a fireplace and retains its original serving hatch. Doors open directly onto the garden, allowing summer breezes to drift through when left ajar, creating a relaxed and peaceful atmosphere.

The heart of the home is the kitchen, designed by Sussex based kitchen designers Inglis Hall. This striking space is defined by vaulted ceilings and an abundance of glazing, flooding the room with natural light throughout the day. Two sets of bi-fold doors open fully during warmer months, delivering a true in and out living experience.

The cabinetry is finished in a rich crimson tone, perfectly complemented by exposed steel elements within the ceiling structure. There is extensive worktop space, a built-in pantry for additional storage and a suite of Fisher and Paykel appliances, all combining to create a kitchen that is as functional as it is visually compelling. A downstairs W.C and understairs storage complete the ground floor.

The first floor provides three of the home's five bedrooms along with two bathrooms. A well-presented family bathroom sits on the half landing. There are two bedrooms to the front, the larger enjoys wide aspect views over Pembroke Crescent and features a gas fireplace, making it a potential candidate for a principal bedroom if desired. Adjacent is an ideal home office, nursery or single bedroom, complete with sash window and access onto a charming balcony.

To the rear, is the current main bedroom, taking full advantage of the peaceful garden outlook and its en-suite bathroom. The layout allows complete flexibility, and different buyers may favour different arrangements depending on lifestyle.

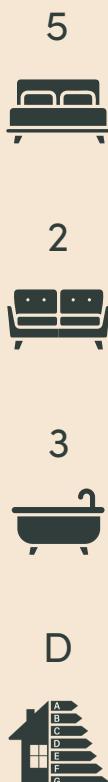
As you ascend to the top floor it truly highlights the benefit of this being an originally built three storey house. The staircase retains its sense of proportion and character, and the space is bathed in natural light. Here are two charming bedrooms, both fitted with extensive storage and original fireplaces, along with a separate bathroom. Additional eaves storage is neatly tucked away off the landing.

The west facing rear garden has been thoughtfully landscaped to create a secluded and characterful oasis. Long in length, it begins with a substantial patio and side return, with secure gated access ideal for bike storage. The garden then unfolds via a meandering stone path, passing a variety of established planters and flowers and a tranquil pond with decked hammock area.

At the far end sits a large cabin with power, offering excellent flexibility as a home office, gym, workshop or additional storage. From this vantage point, looking back towards the house, the scale and elegance of the property are particularly striking.

Pembroke Crescent offer a strong sense of community, paired with a calm, private atmosphere, yet the location remains wonderfully central. The seafront is just minutes away and has been extensively reimagined in recent years, with highlights including Hove Beach Park, Rockwater, Yellow Wave and Babble. Hove Station and excellent transport links are also within easy walking distance.

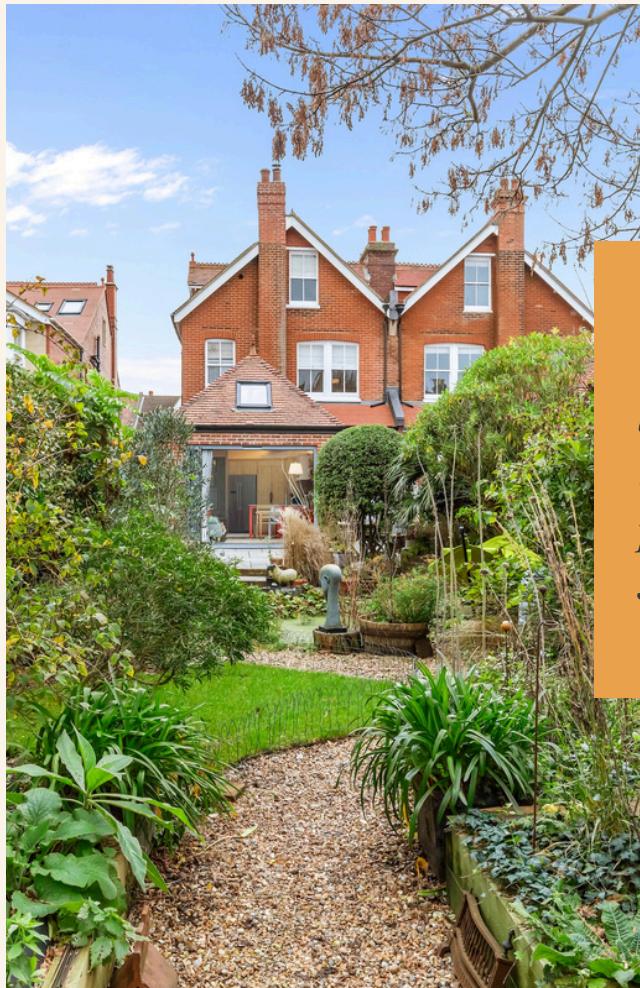
A rare opportunity to acquire a home of true substance, originality and presence, offering space, flexibility and architectural quality that few others on Pembroke Crescent can match.



► *Guide Price £1,800,000 - £1,850,0000*







*“From this vantage point, looking back towards the house, the scale and elegance of the property are particularly striking...”*



## TOTAL FLOOR AREA:

2589 sq. ft. (240.53 sq. m.) approx



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