



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS



PRICE GUIDE

£725,000

Livingstone Road

Hove, BN3 3WP

PROPERTY SUMMARY

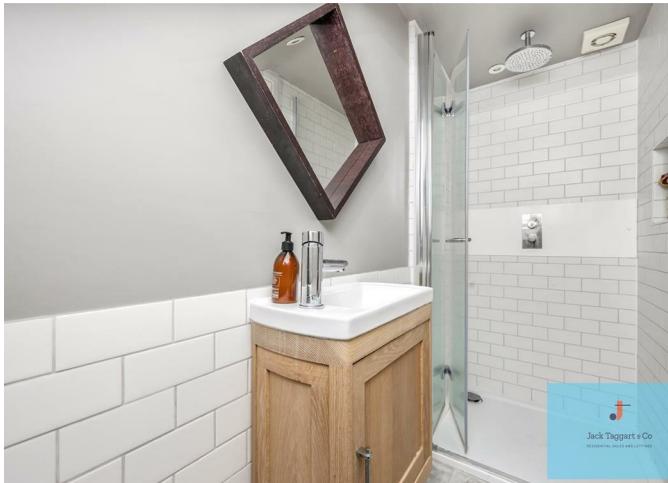
*** Guide Price £725,000 - £750,000 *** This exceptional Victorian terraced home has been thoughtfully extended and beautifully presented, offering the perfect combination of period character and contemporary living. Positioned on a highly sought-after residential road, just moments from Hove Station, the property provides generous accommodation arranged over four impressive floors, making it an ideal home for families or those looking for versatile living space.

From the outside, the property immediately stands out with its classic Victorian façade, while inside you are welcomed by light-filled rooms, high ceilings, and a layout that flows effortlessly from one level to the next.

The home benefits from two entrances, with access available from both the raised ground floor and the lower ground floor. The lower ground floor forms the heart of the home, offering an expansive open-plan living and dining area which flows seamlessly into the striking kitchen extension. This incredible space is designed with entertaining in mind, featuring vaulted ceilings, skylight windows and double doors opening directly onto the garden, creating a wonderful indoor/outdoor connection. The kitchen itself has been carefully designed with both style and functionality in mind, offering extensive storage with a range of wall and base units, solid wood countertops, integrated appliances, and a large six-ring gas oven - a dream for anyone who loves to cook.

On the raised ground floor, you'll find a spacious double bedroom with a large south-facing bay window that floods the room with natural light.

4
2
1





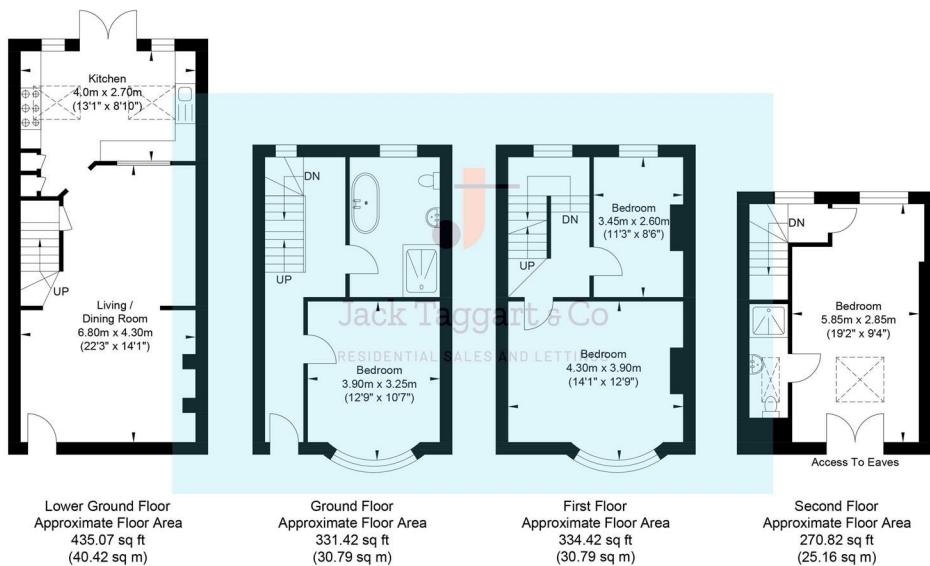
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Approximate Gross Internal Area = 127.16 sq m / 1368.73 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements