



Pembroke Crescent, Hove, BN3

Guide Price £1,650,000 £1,750,000

ASTON
VAUGHAN
EXQUISITE

INTRODUCING

Pembroke Crescent, Hove, BN3

5 Bedrooms | 4 Bathrooms | 2 Reception Rooms
2454 Sq Ft | Sought-after Church Road area

- Five-bedroom, four-bathroom Victorian Semi-Detached Villa in West Hove
- Renovated to a very high standard throughout
- Underfloor heating and new timber framed, double-glazed sash windows
- Marble bathrooms and German design kitchen
- South facing garden
- Prestigious family-friendly neighbourhood
- Very close to Hove Beach
- Very close to Church Road restaurants and amenities

Newly renovated with an exceptional finish throughout, this five-bedroom Victorian semi-detached villa also bears an abundance of original period features and a wealth of modern technologies giving it an air of grandeur like no other.

No corners have been cut in the renovation with each room as beautifully appointed as the next. The south facing garden has been landscaped and new timber framed double glazed sashes on three sides

ensure each generous room is filled with natural light from the south, north and west.

With two generous reception areas, the ground floor offers versatile space for both family time and sophisticated entertaining which can spill outside during the summer months. Upstairs, all five bedrooms are double, spread over two storeys, sharing four elegant bathrooms – three of which are en suite.



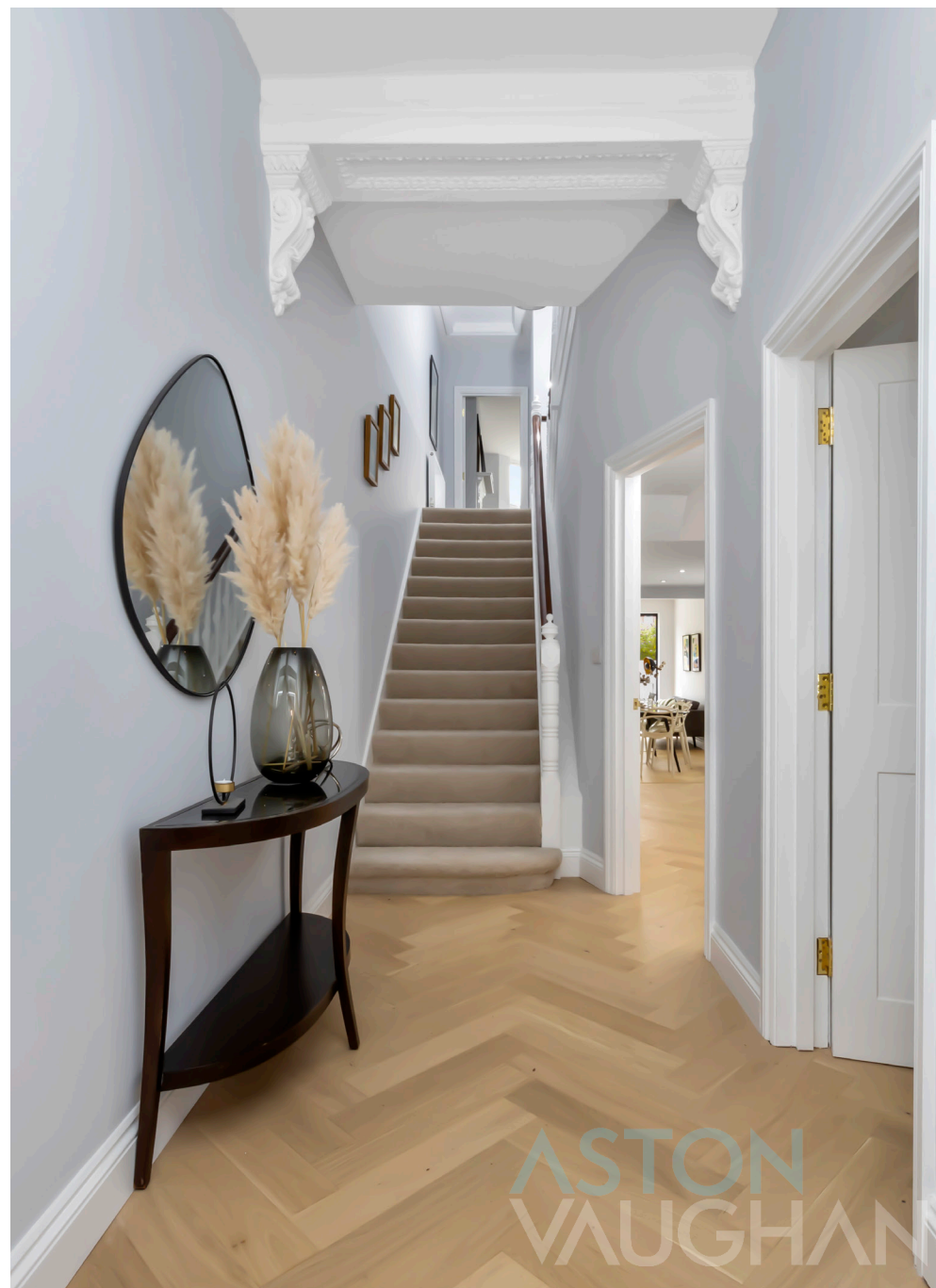


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Exterior & Entrance Hall

Set well back from the road behind boundary walls and a neat front lawn, this Victorian villa is both beautiful and imposing. Built in 1899, this house was always intended as a grand residence which would balance home comforts with a luxurious lifestyle. Having fallen into a state of disrepair in recent years, it has now been brought back to its original grandeur, reinstating or repairing its many, exquisite architectural details and ornate period features both inside and out.

The scale and beauty of the house become apparent as you step inside the grand front door and vestibule. The original character of the house shines through in the welcoming entrance hall where ceilings soar and new herringbone engineered oak flooring runs throughout the ground floor, heated from below and zoned for warmth, when and where you need it. This impressive home has clearly been renovated by those with a refined eye for colour and modern interiors to bring it shining into the 21st Century.





Sitting Room

The first reception to the right is the formal sitting room; looking out over the front garden via a wide bay sash window. Taking centre stage, a replica period fireplace adds warmth and atmosphere to wintery evenings, or new column radiators are also in place for when time is of the essence. A soothing cool palette has been used throughout and the space feels both spacious and homely with room for generous furnishings so the whole family can come together in the evening.

Kitchen & Dining Room / Family Room

This outstanding kitchen and dining room was created by opening two rooms to create one, large open plan space with a vast, quarts-topped peninsula island and stylish dark cabinetry offering plenty of storage solutions. There is space to sit and socialise at the breakfast bar, or on comfortable furnishings elsewhere, while formal dining takes place alongside the bi-fold doors to the garden. There are two sets of doors, with one alongside the kitchen area, so the house flows seamlessly into the garden during summer when entertaining.

Within the kitchen units, Bosch appliances come fully integrated to include both steam and fan ovens alongside a plate warming drawer and an induction hob within the island. A Quooker boiling water tap adds convenience, and a separate ground floor cloakroom is a complete necessity in any shared space.

The Garden

South facing and incredibly spacious for a city garden, the outside area has a patio close to the house for alfresco dining and a large area of lawn; ideal for children to play ball games or for sunbathing in the all-day sunshine. It is a blank canvas for new owners who may appreciate its low maintenance style with crisp white rendered walls and a sweet tree offering dappled shade. Others may wish to build a home office or undertake further landscaping as the southerly aspect ensures plants will thrive.





First Floor Bedrooms & Bathrooms

Wool carpet rises up the stairs to a generous galleried landing from which three king size bedrooms reside. Soft, restful tones adorn the walls and woodwork which have been paired with pale latte carpet bringing both form and function to each space. All three rooms have sash windows looking out to the mature trees on the crescent, or out over the garden, and there is ample space in each for king beds and freestanding furnishings without compromising on space. The principal room spans the front of the house, echoing the sitting room below it. It also boasts a wall of built-in wardrobes with clothes and shoe storage for two, alongside an exquisite, marble lined ensuite bathroom with brushed gold fittings, back lit mirrors and dual basins. Bedroom three to the rear has a sweet ensuite shower room, while bedroom two has easy access to the family bathroom, also lined in marble with a shower over the bath.

Second Floor Bedrooms & Bathroom

Bedrooms four and five are built within loft space which gives them vaulted ceilings and dormer windows, yet in a house of such scale, the headroom is not compromised in the slightest. Both have a great deal of freestanding storage space and their windows frame views over the local landscape under open skies. These are ultimately tranquil rooms due to their elevation in the house, so they could have any number of uses. They share use of the fourth, Jack & Jill bathroom which is in keeping with those on the first floor, lined in black marble with contemporary fixture and fittings adding a final flourish of luxury to this exceptional home.

Vendor's comments

"We were bowled over by the scale and beauty of this house and feel honoured to have been the ones to breathe new life into it. It is an incredible family home which we hope will be filled with laughter for many years to come. St Christophers School is just 3-minutes away, so hugely convenient, and there is so much nearby to entertain children with the beach and Hove Lawns on your doorstep. It is also incredibly quiet for such a well-connected house, and it is a wonderful community in which to raise children."







LOCATION GUIDE

Sitting in West Hove with Hove Lawns and Beach nearby, this incredible period home is perfectly located for families and professionals alike. There are several award-winning restaurants, gastropubs and wine bars nearby on Church Road – and many more in nearby Poets Corner – and Central Brighton with its theatres, museums and North Laine Shopping District is only 20 minutes on foot (10 mins by bus) along the coast. The local schools, both private and state, are amongst the best in the city and transport links are excellent with Hove's commuter station just 5-minutes away and buses to whisk you throughout the city and beyond, stopping close by.

Hove Lagoon is home to many water sport activities and there are beach saunas dotted along the coastline, plus sea swimming has become the favoured past time with locals – much like it was in the 19th Century when 'sea bathing' put Brighton on the map as the place to visit for its health benefits.

Brighton & Hove continues to offer some of the most prime housing in the country outside London, so this house will be appeal to those looking to move away from the Big Smoke to live a peaceful yet luxurious life, close to the countryside and the coast.

EDUCATION

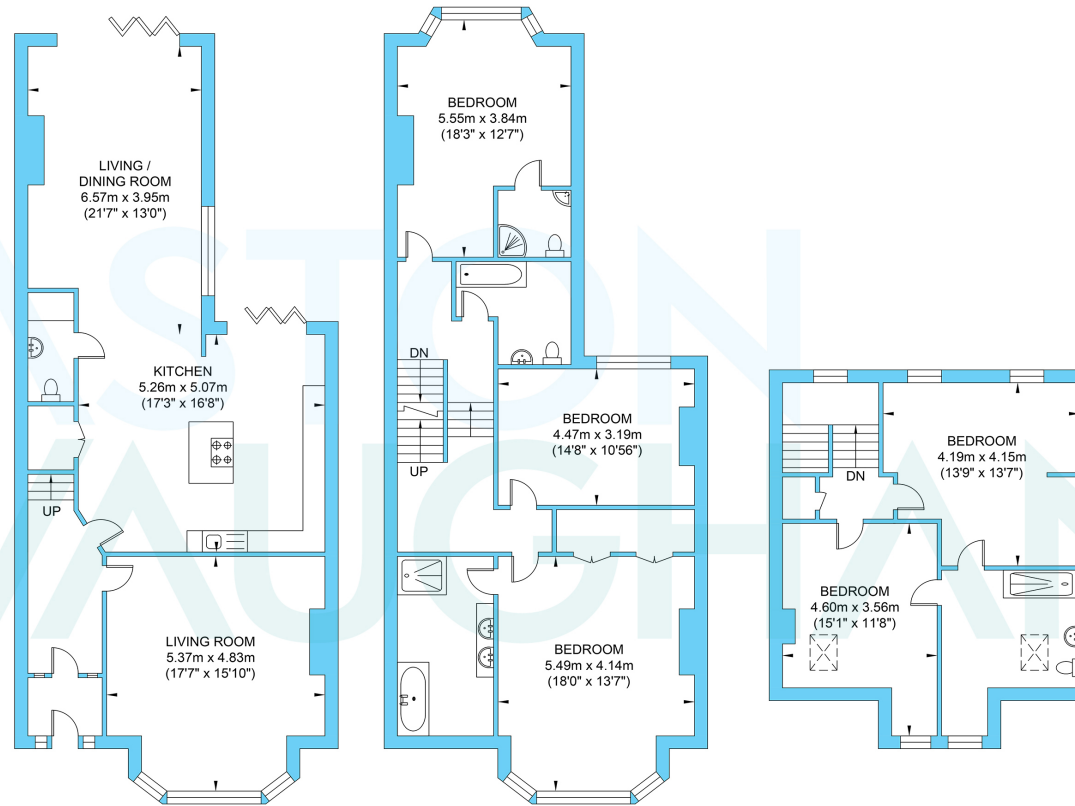
Primary: West Hove Primary, St. Andrew's CofE

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

Sixth Form Colleges: Varndean College, BHASVIC, Newman College

Private: Brighton College, St Christopher's School, Brighton Girls, Lancing College





Ground Floor
 Approximate Floor Area
 968.75 sq ft
 (90.0 sq m)

First Floor
 Approximate Floor Area
 968.75 sq ft
 (90.0 sq m)

Second Floor
 Approximate Floor Area
 516.66 sq ft
 (48.0 sq m)

Approximate Gross Internal Area = 228.0 sq m / 2454.17 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.