



The Paddock, Hove, BN3

£1,000,000

ASTON
VAUGHAN
Sales and Lettings

INTRODUCING

The Paddock, BN3

4 Bedrooms | 2 Bathrooms | 2 Reception Rooms
2026 Sq Ft | Close to Hove Park | Office Garden Room

For families looking to live the quintessential Hove lifestyle, there is no better place than here. The Paddock is a peaceful cul-de-sac on the outskirts of Hove Park, so you have the very best elements of the city within walking distance, alongside excellent schools and transport links.

Built during the 1970s, this substantial four-bedroom house bears the streamlined architectural features of the Mid-Century Modern era, while inside it has been modernised and renovated, bringing it shining into the 21st Century. Only the finest materials and fittings have been used to create a home which feels both luxurious and homely, with spaces for relaxation, family time and entertaining. It also boasts a fully equipped, self-contained garden office with a bathroom, kitchenette and WIFI, ideal for those running a business from home – or for use as a guest annexe.

Sitting well back from the road behind a neat front lawn and a private forecourt for two cars, this semi-detached house is attractive on approach. A shared drive stretches back to the converted garage where a side gate entrance provides a separate access point to the office, so it is self-contained from the main house.





ASTON
VAUGHAN

Stepping inside from the front porch, it is clearly a beautifully maintained and modern home. It is warm and welcoming with underfloor heating below wood Amtico flooring which makes way for a slate style in the kitchen and dining room ahead. Naturally light and airy, there are large picture windows within the hallway, on the stairwell and within the living room which forms a large, open plan L-shape to meet the kitchen at the rear. While it is open plan, there are clearly defined areas for formal dining and relaxing in the evening on large furnishings.

Modern shaker cabinets in grey are paired with black granite worktops offering a huge amount of space for food preparation, while a central island has space at the breakfast bar for two. Within the units, the fridge, freezer, microwave, wine fridges, fan oven, dishwasher and gas hob are integrated, leaving plenty of food storage space at both base and eye levels. The washing machine and tumble dryer are tucked away in their own room away from the main living areas.

From the dining area, timber framed, bi-folding doors open to a second reception room which becomes an extension of the ground floor when entertaining or can be closed off for quieter moments. It is a versatile space with underfloor heating and a large atrium skylight to bring in natural light. It would be ideal as a games room, summer sitting room, workspace or playroom, leading out through another wall of bi-fold doors to the enclosed garden.

With a south-easterly aspect, the outside space receives plenty of sunshine, yet it has been designed to be low maintenance, ready for the busy modern lifestyle. Faux grass is soft underfoot and requires no cutting, while tall, slimline baton fencing brings both form and function to the space. With entertaining in mind, a covered dining and barbecue area has been created to the rear where you can sit out well after the sun has set.

Converted from the original garage, the office space was intended to become a separate annex, so it included a bathroom with WC and a small kitchenette, plus space for a double bed, seating and two built-in wardrobes. Since then, it has been used as an office for running a business, so has been fully equipped with the necessary electrical fittings, WIFI and heating, so it can be used throughout the year. As a self-contained space, it is ideal for client meetings without needing to invite them through the home.





Returning inside, a turning staircase rises to the first-floor galleried landing where there are three elegant double bedrooms and the family bathroom. All three bedrooms benefit from built-in storage, double glazing and luxuriously soft carpet underfoot. The largest of the three faces west with direct access to the balcony where you can sit out in the last of the summer sunshine with a sundowner.

With a modern take on a period style, the bathroom is on-trend with half-wall wood panelling and patterned floor tiles. Metro-brick tiles in midnight blue pair perfectly with white sanitaryware and a rainfall shower sits over the bath. A traditional style vanity unit sits below the basin providing plenty of storage for toiletries while a heated rail warms the towels.

A second flight of stairs rise to the principal bedroom suite at the top of the house where you can tuck yourself away in complete tranquillity. Glamorous and spacious, there is room for seating, dressing and sleeping on a super king bed, then luxuriating in the roll top slipper bath below the Velux window so you can star gaze or watch the clouds float by in complete bliss. Elevated within the house, the views across the local landscape come into their own, taking in the hills of the South Downs and the sea, reminding you how perfectly placed the city is between the countryside and the coast. There is an en suite shower room decorated with the same refined touch as the bathroom below it, with a roomy wet-room shower and a WC.

Vendor's Comments:

"This has been a fantastic family home which has evolved with us over the years. The space has worked well for both young and older children and we have all enjoyed entertaining, both inside and out. In the summer, the ground floor opens completely to the garden, which is great for parties, yet in winter, it feels cosy and homely inside for dinner parties. You cannot beat the location for easy access to some great schools and the park, and the office has been a real bonus for working from home."





LOCATION GUIDE

Good to Know

Shops: Local shops 8-9 min walk, Waitrose 13 min walk or 5 min drive

Parks: Hove Rec 4 minutes, Hove Park 7 min walk

Station: Hove Station 15 min walk or 5 min drive; Preston Park Station 15 min walk or 3 min drive

Education

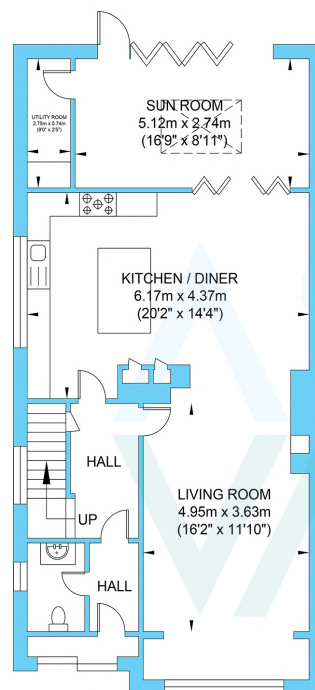
Primary: Stanford Infants and Junior Schools, Bilingual School

Secondary: Hove Park, Blatchington Mill, Cardinal Newman RC

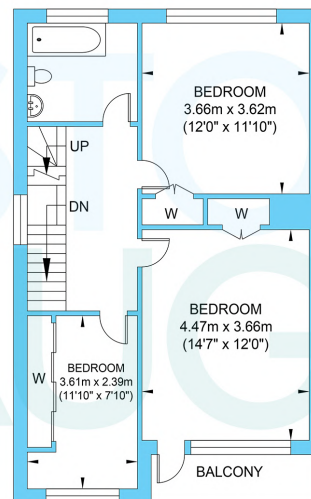
Private: Brighton College, Lancing Prep, Brighton Girls School

This big bright home is in a sought-after conservation area just by Hove Park which has an extremely wide range of leisure facilities. While this house sits in a tranquil setting, it is incredibly well-connected by road, train and bus to the centre of Brighton & Hove, where you'll find Georgian lanes, theatres and several shopping districts, each with their own unique character and style. The clean beaches of Hove are within walking distance where you can swim or picnic on the lawns, and the city centre shops are a short drive away. For commuters, both Hove and Preston Park Stations are an easy walk, and the A23/A27 are just a few minutes away by car. You are also within catchment for some of the city's best primary and secondary schools, making this a highly attractive and exciting prospect for families, professionals and

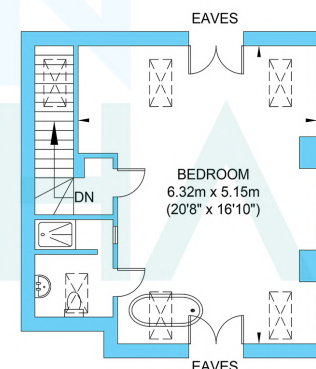
The Paddock



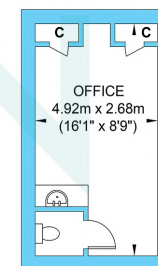
Ground Floor
Approximate Floor Area
861.32 sq ft
(80.02 sq m)



First Floor
Approximate Floor Area
614.18 sq ft
(57.06 sq m)



Second Floor
Approximate Floor Area
408.70 sq ft
(37.97 sq m)



Outbuilding
Approximate Floor Area
141.97 sq ft
(13.19 sq m)



Approximate Gross Internal Area = 188.24 sq m / 2026.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.