



Princes Square, BN3  
Guide Price £2,800,000

**ASTON**  
**VAUGHAN**  
EXQUISITE



## INTRODUCING

# Princes Square, BN3

5 Bedrooms | 3 Bathrooms | 4 Reception Rooms  
3298.59 Sq Ft | Garden | Conservation Area

This impressive and substantial detached family home boasts exceptional character and charm, combining classic architectural features with modern living conveniences. Offering an abundance of space and flexibility, the property spans three well-proportioned floors, providing a sense of grandeur throughout. Set on an expansive plot with large, mature, and private gardens, it is located in one of the most desirable areas, just a stone's throw from the stunning Hove seafront, making it the perfect family home in an unbeatable location.

Princes Square, known for its beauty and exclusivity, is widely regarded as one of the most sought-after residential areas in central Hove. The square is a picturesque, tree-lined setting that connects Church Road with the Hove seafront. This charming area offers easy access to an array of local amenities, including shops, restaurants, cafes, and bars, all just a short stroll away. It also benefits from excellent transport links, making it ideal for both city living and enjoying the serene coastal atmosphere.

This particularly grand detached residence occupies one of the largest plots within the square, a unique opportunity in such a central location. The property is further enhanced by its vast, level, and secluded rear garden, a rare and sought-after feature in city centre properties. While the home would benefit from some modernisation, it presents a fantastic opportunity to create a bespoke family home that meets your every need. The expansive living spaces are both flexible and comfortable, allowing for easy reconfiguration to suit various lifestyles, with the added benefit of significant potential for expansion (subject to planning consent).









The ground floor is particularly impressive, with a spacious 34 ft kitchen/family room that opens out onto the beautifully landscaped gardens, offering a seamless connection to outdoor living. This expansive area is perfect for both casual family gatherings and entertaining, with ample space for a large dining table and comfortable seating. The large windows and glass doors flood the room with natural light, creating a bright and airy atmosphere.









This is complemented by two additional elegant reception rooms, each offering generous proportions and versatility in their use. One could be used as a formal dining room, perfect for hosting dinner parties, while the other could serve as a cozy lounge or home office, depending on your needs. Both rooms are tastefully designed, with stylish finishes, high ceilings, and large windows that enhance the sense of space. A convenient cloakroom is also located on this level, offering practicality and ease for guests. Whether you're enjoying a quiet evening in or hosting a large social gathering, the ground floor offers a dynamic and adaptable layout that suits any occasion. The thoughtful design ensures a comfortable flow between the indoor living spaces and the outdoor gardens, making it an ideal setting for year-round enjoyment.













On the first floor, you'll find three well-sized double bedrooms, two bathrooms, and a separate room that leads up to a self-contained two-bedroom apartment or annexe on the second floor. This separate space offers a wide range of possibilities, from a potential income-generating unit to a private suite for dependent relatives, or it could be reintegrated into the main house to further enhance the living space.

The two-bedroom annexe boasts a fully-equipped kitchen, a spacious living area, and its own bathroom facilities, providing the utmost convenience and privacy. Whether used as a guest suite, home office, or rental property, the annexe ensures flexibility to suit your needs.

The second floor's layout allows for complete separation from the main living areas, offering peace and seclusion, yet remains easily accessible. This adaptable living space could also be transformed into a studio, home gym, or even a playroom, maximizing the functionality of the property for various family needs or lifestyle preferences.









## LOCATION GUIDE

Located just moments from the beautiful Hove seafront, residents can enjoy easy access to the beach, the promenade, and the stunning coastal views. This charming property is nestled in a quiet, tree-lined square, offering a peaceful residential setting while still being close to the heart of the action.

Hove's lively central area is within walking distance, offering an array of local amenities, including independent cafes, trendy restaurants, and boutique shops. The nearby George Street and Church Road are particularly popular, providing a variety of dining options, fashion retailers, and local markets. For those who enjoy outdoor activities, Hove Lawns and the surrounding green spaces offer ample opportunities for walking, picnicking, or simply relaxing by the sea.

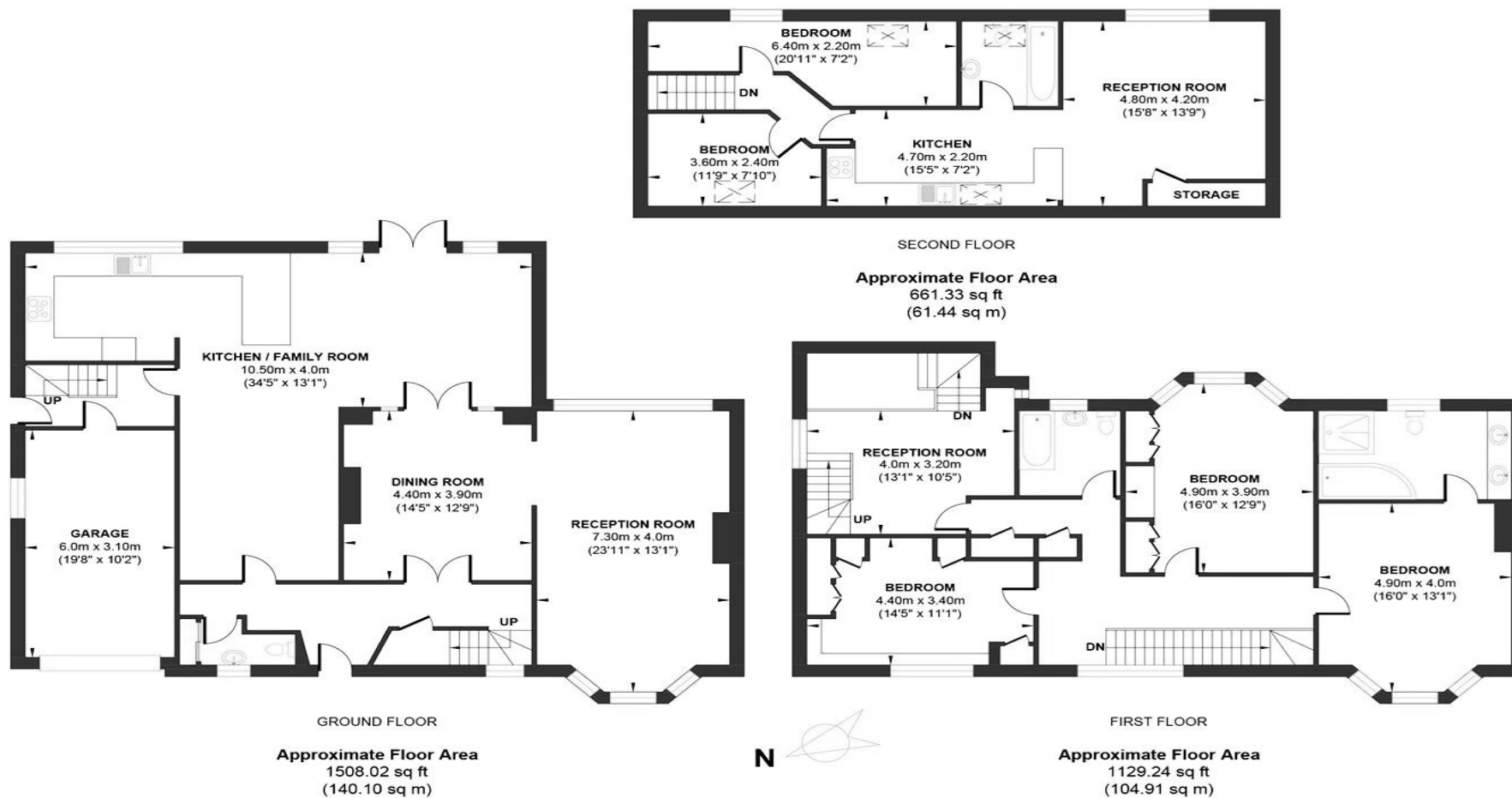
Transport links are excellent, with Hove Railway Station just a short walk away, providing direct services to Brighton, London, and beyond. The area is also well-served by bus routes, making it easy to travel around the city and explore the wider Sussex region.

For families, the location is ideal, with several well-regarded schools and parks nearby. Whether you're looking for a vibrant cultural scene, easy access to the beach, or a peaceful retreat in a thriving city, 5, Princes Square offers the best of Hove in one fantastic location.



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Approx. gross internal area (including garage) 306.45 sq m / 3298.59 sq ft