



Orpen Road, BN3

Offers In Excess Of £1,160,000

**ASTON
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Sales and Lettings

INTRODUCING

Orpen Road, BN3

5 Bedrooms | 3 Bathrooms | 2 Reception Rooms
2009 Sq Ft | Garage & Garden

A rare opportunity to acquire a distinctive and generously proportioned detached family home, set in one of Hove's most prestigious and sought-after residential enclaves. Positioned in a quiet, tree-lined street within the desirable Hove Park area, this charming property dates back to circa 1917 and retains a wealth of period character, complemented by expansive living spaces, a large rear garden, sea views, and enormous scope for enhancement.

Offering approximately 2,009 sq ft (186 sq m) of well-arranged accommodation over two floors, the property sits on a wide, level plot and is perfectly suited for families seeking space, flexibility, and future potential in a premier location. Whether you're looking to modernise, reconfigure, or extend (subject to the necessary planning consents), this home provides a substantial and versatile canvas rarely available on the open market.





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The ground floor comprises a welcoming entrance hall that leads to two impressive reception rooms. To the rear, a 20ft sitting/dining room is filled with natural light and features newly installed French doors opening directly onto the south-facing garden—creating a seamless flow between indoor and outdoor living, ideal for family life or entertaining.

At the front of the house, a generous 17ft reception room with a wide bay window offers a versatile space, perfect as a formal living area, children's playroom, or even a large home office. A spacious kitchen/breakfast room sits at the heart of the home, offering direct access to the garden and ample space for casual dining. Completing the ground floor is a convenient shower room and WC, along with direct internal access to the substantial integral garage.







Upstairs, the property continues to impress with five well-proportioned bedrooms, each offering ample natural light and flexibility of use. The principal bedroom benefits from a large en-suite bathroom and enjoys far-reaching views across the rooftops and towards the sea. One of the additional bedrooms has been previously adapted to function as a second kitchen, offering excellent potential for multi-generational living, guest accommodation, or rental opportunities such as Airbnb or student lets. This space can easily be reverted to a standard bedroom if preferred. A further family bathroom serves







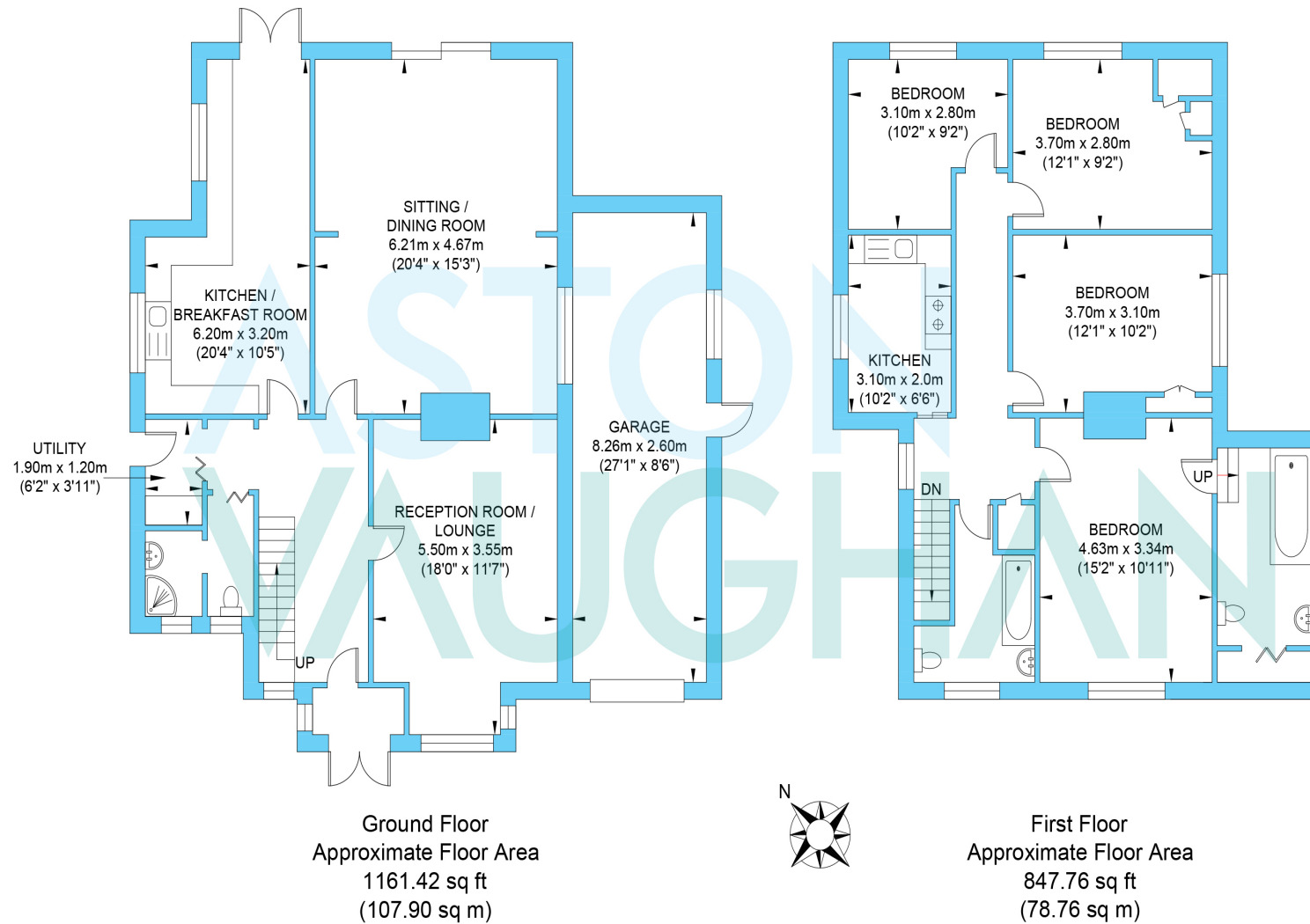
Location

Orpen Road is a quiet, residential street within the highly regarded Hove Park district—an area celebrated for its peaceful atmosphere, proximity to green spaces, and excellent connectivity. Just a short walk away are Hove Park and Hove Recreation Ground, offering expansive open spaces for outdoor pursuits, family outings, and dog walking.

The property is ideally located for commuters, with both Hove and Preston Park mainline stations within walking distance, providing direct services to London Victoria, London Bridge, and Gatwick Airport. The bustling cafes, boutiques, and restaurants of Church Road and central Hove are also nearby, ensuring easy access to all local amenities.

Families are well catered for with a selection of highly regarded schools within close proximity, including Lancing Prep, Cottesmore St. Mary's, Cardinal Newman Catholic School, and BHAS-VIC Sixth Form College.





Approximate Gross Internal Area (Including Garage) = 186.66 sq m / 2009.19 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.