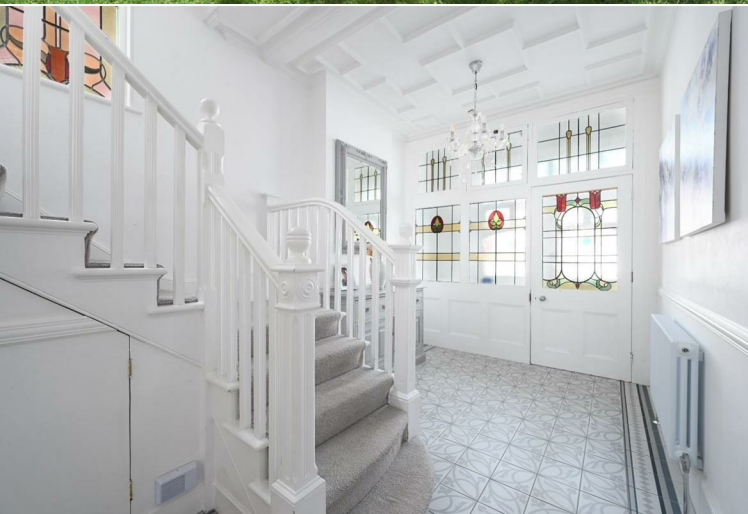14 Aymer Road
Hove, BN3 4GA

Pearson
Keehan

14 Aymer Road

Hove, BN3 4GA

Offers in excess of £1,750,000

Pearson Keehan are delighted to bring to the market this magnificent five bedroom semi-detached family home situated in one of Hove's most desirable roads. This grand Edwardian property spanning over three storeys has been extensively refurbished and enjoys the benefits of three luxury bathrooms, off-street parking and generously sized rear garden.

Stepping inside this attractive house, you are immediately greeted by the elegant stained glass entrance vestibule that leads to spacious hallway with cloakroom set off. With lovely high ceilings throughout, the remainder of the ground floor comprises of a bay-fronted living room with log burning stove to the front, utility room, children's playroom/second reception and the beautifully extended kitchen/dining room with feature glass wall that boasts Quartz stone worktops, high specification Quooker Tap and Rangemaster oven. This particular room is perfect for entertaining and leads out to the delightful rear garden which is mainly laid to lawn with patio dining areas.

Moving upstairs to the first floor, the family bathroom and three double bedrooms are found, with the principle bedroom benefitting from en suite shower room, walk in wardrobe and access to the westerly aspect balcony. On the second floor, you have a further two double bedrooms and bathroom.

To the front of the house you have a block-paved driveway to enable off-street parking . There is also a side passage way with handy storage unit.

In terms of location, the enviable address of Aymer Road is set in the heart of Hove with numerous local amenities situated nearby including the vibrant Church Road where you are spoilt for choice for coffee shops, restaurants, bars, supermarkets and independent stores. Furthermore, Hove promenade is just to the south where you can enjoy a day at the beach and also within close proximity are a number of excellent local schools.

This wonderful home measures just shy of 2,500 sq ft and is being sold with no onward chain.

Aymer Road, BN3
Approximate Gross Internal Area = 228.4 sq m / 2459 sq ft (excludes store & void)

Bedroom 5
3.81 x 3.68
12'6 x 12'1

Bedroom 4
4.42 x 3.81
14'6 x 12'6

Void

Access to eaves

Second Floor

Reception Room 3
5.38 x 2.82
17'8 x 9'3

Kitchen /
Reception Room 2
8.46 x 4.32
27'9 x 14'2

Utility
2.95 x 1.5?
9'8 x 4'11

Reception Room 1
5.51 x 4.32
18'1 x 14'2

Store

Entrance Hall
5.79 x 2.82
19' x 9'3

Ground Floor

Bedroom 3
4.55 x 2.82
14'11 x 9'3

Bedroom 2
4.39 x 4.22
14'5 x 13'10

Bedroom 1
5.61 x 4.39
18'5 x 14'5

Dressing Room

Balcony

First Floor

IN

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.
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