



# *Carlisle Road*

Hove, BN3

mishons

# Carlisle Road is one of Hove's flagship roads...

...and this property has the potential to be the best property on that road. With the Victorian charm and west facing garden buyers that are looking for a project must come and see this property.

With a combination of the ground floor and first floor flats (used to be an original house) there is potential to restore it to its original masterpiece.

We think with combining both floors together plus a stylish loft conversion (subject to planning permission if applicable) this would then be not only the biggest house on the road but most valuable in our opinion.

The original staircase still remains part of the first floor flat so restoring this into the main house again should be a simple process.

Most importantly, Carlisle Road has an amazing sense of community with families who have lived there for a long time which has kept an amazing community spirit. We think therefore some buyers would convert the property back to a whole house and then enjoy living there for many years.

Carlisle Road is just a stones throw from the beach but has the luxury of not having the slight road noise of the seafront road. Rockwater is just a few minutes walk away with its great food and drinks/coffee menu. The schooling both private and state are excellent and all within walking distance.

➤ *Guide Price* £2,500,000

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4-6



3



5



TBC









# TOTAL FLOOR AREA:

278.7 sqm/3000 sqft approx.



Illustration for identification purposes only, measurements are approximate, not to scale. floorplansUsketch.com © (ID1116998)



# Exceptional service

We love doing what we do, so it's always done with honesty, energy, and a smile. From marketing to moving, our team is here to guide you, step-by-step, through the process of selling your home. We'll always give you honest opinions and share our local market expertise so that you'll know where you stand at every point of the journey.

Our people are a great team. All pros, brimming with experience and drive. So we promise you all focus and no faff to make sure your sale runs smoothly and hassle-free from start to completion. We'll always keep you in the loop and keep a beady eye on your chain if you're in one so that we can respond to any changes instantly.

And never forget, we're here for you at any time.

## Service checklist



Personal, one-to-one service



Expert social media marketing



Honest valuations in line with current market conditions



Professionally designed and printed brochures



Ahead of the game marketing strategies



Daily sales progression



Professional photography



In-house financial advisors

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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.
3. All Measurements are approximate.



Whatever you're looking for...  
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