



Melville Road, Hove, BN3

Guide Price £1,300,000 - £1,400,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Melville Road, BN3

5-6 Bedrooms | 2 Bathroom | 2-3 Reception Rooms
2548 Sq Ft | Seven Dials | Balcony and South Facing Garden

A beautiful double fronted Edwardian six bedroom house located in the heart of Seven Dials. Boasting three reception rooms, a principle suite, cellar storage, balcony and south facing rear garden.

A very attractive double fronted Edwardian property located in the popular Seven Dials area with its eclectic selection of shops and cafes. The substantial and well presented accommodation is arranged over four floors and comprises on the lower ground floor; a very useful storage/utility area. On the ground floor is the entrance hall, three reception rooms and a kitchen dining room. On the first floor is a landing, impressive family bathroom room, separate WC, four sizeable bedrooms and a further smaller bedroom/dressing room with access to a balcony. On the top floor is a principle suite that is organised as a large double aspect bedroom with en-suite facilities and access to eaves storage. Outside to the rear of the house is paved and walled south facing garden, perfect for dining al fresco and enjoying the sun.

Melville Road is located in the sought after Seven Dials area in Hove. The location benefits from access to many local amenities located along Dyke Road (250 ft) and Chatham Place (0.1 mile), these amenities include florists, local cafes, bakeries, shops, restaurants, pubs and much more. In addition, the North Laine (0.5 miles), Churchill Square Shopping Centre (0.7 miles) and Brighton Seafront (0.8 miles) offer additional shopping, dining, and entertainment facilities. St Ann's Well Gardens (0.2 miles), Dyke Road Park (0.3 miles), Preston Park (0.7 miles) and Hove Lawns (0.8 miles) also offer a variety of outdoor leisure activities. The location further benefits from access to many schooling options including, Cardinal Newman Catholic School & Sixth Form College (0.9 miles), Lancing College Preparatory School (1.0 miles), Hove Park Upper School (1.6 miles), Aldrington C Of E Primary School (1.8 miles) and much more. Furthermore, Brighton Mainline Railway Station (0.5 miles), many bus routes closely located, the A23 & A25 provide easy access around Brighton & Hove and into London.





LOCATION GUIDE

Good to Know

Shops: Seven Dials 2 minute walk, Western Road 10 mins

Train Station: Brighton Station 10 min walk

Seafront or Park: Seafront is 15 min walk, St Ann's Well Garden is 5 min walk

Education:

St Paul's C of E Primary, Stanford Junior

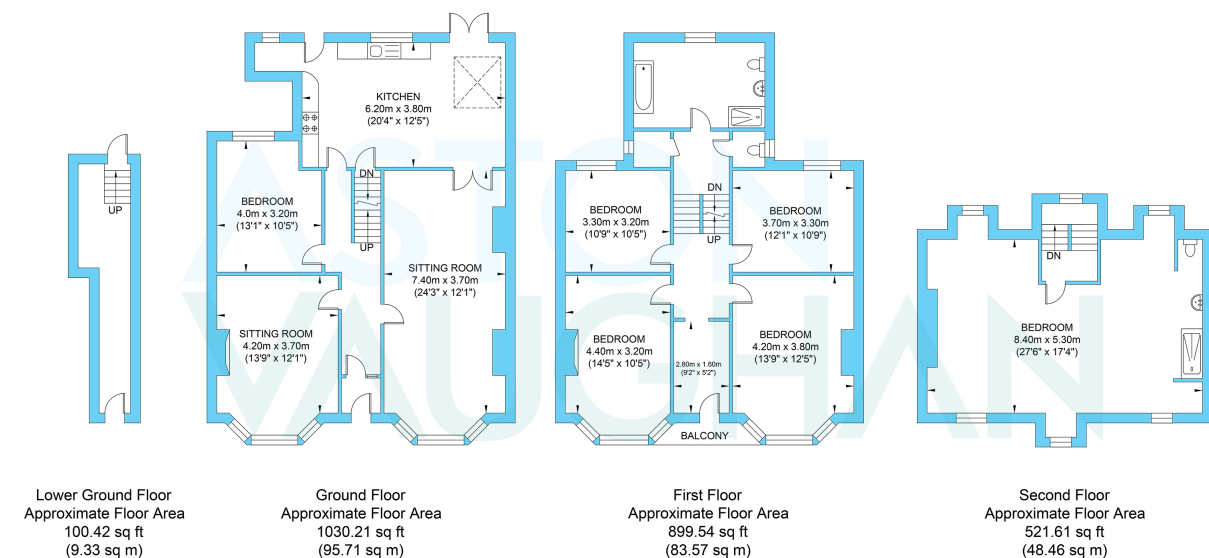
Varndean High School, Dorothy Stringer

Varndean 6th Form College, BHASVIC, BIMM

Private schools include Brighton Girls, Brighton College

7 mins walk from the station with direct trains to Lewes, Gatwick and London with local buses covering the whole of Brighton and Hove, this little known, quiet enclave has its own good primary school as well as easy access to amenities. Just minutes from the al fresco lifestyle of 7 Dials and North Laine, the picturesque Royal Pavilion, its historic Lanes and surrounding arts venues are easy to reach. For those who love the outdoors, the beach, surrounding downland and marina with waterfront restaurants are quick to get to. If you commute by car, Dyke Road gives swift access into the city centre or out to the A23/A27 for the coast, Lewes, Gatwick and London.

Melville Road



Approximate Gross Internal Area = 237.07 sq m / 2551.80 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.