

INIGO



Livingstone Road

HOVE, EAST SUSSEX

£465,000 LEASEHOLD

This bright two-bedroom maisonette encompasses the upper levels of a Victorian house in Hove, East Sussex. A pastel-blue façade gives way to a thoughtfully renovated interior, with wonderful bespoke joinery and large bay windows that usher in plenty of natural light. A garden lies at the rear, bounded by hedges and shrubbery and with a decked area for dining. While Hove's beach is a 10-minute walk or a four-minute drive away, its railway station is even closer and runs services to Brighton in four minutes and London Victoria in just over an hour.

Setting the Scene

When the fishing village of Hove first emerged, it was surrounded by wild landscape and open farmland. Its relative geographic isolation meant that smuggling became commonplace during the 17th and 18th centuries, when high taxes on goods such as tea, tobacco and alcohol created a lucrative black market.

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It was not until the 19th century, in response to the significant developments in neighbouring Brighton, that Hove developed into a town with borough status. Wide Regency and Victorian avenues now define the townscape, and many of the elegant villas were constructed by well-known builder William Willett, who was also known for his (posthumously successful) campaigns for the country to adopt daylight saving time.

The Grand Tour

From Livingstone Road, a set of stone steps leads up to a glass-panelled front door. Entry is to a bright entrance hall, where herringbone-laid parquet begins and paves through much of the home.

A glazed door, painted a midnight black, unfolds into a light-filled living room. An alcove marks the spot where a fireplace once stood and lends a focal centre point. Set on either side of the former chimney breast, built-in storage provides display space for books and a place to tidy away day-to-day essentials.

The kitchen sits to the rear of the house, with dark-toned cabinets, timber countertops, a butler sink and white-tiled splashback. An integrated oven and hob occupy a former fireplace, now framed with panelling painted in 'Drunk Tahini' by Pickleson Paint. There is room for dining opposite, in front of a glazed door to the garden. Opposite, a utility corner has been carved out beneath the stairs.

The staircase – painted white with a dark navy bannister and balustrade – ascends to the first floor. The principal bedroom lies at the front of the plan, with a wide bay window that draws in plenty of light. It has been finished in Farrow & Ball's 'White Tie', in keeping with the lounge and landing. The second bedroom, currently used as a study, is at the rear. Panelling and brilliant bespoke storage have been added here, both picked out in the soft, buttery yellow of Farrow & Ball's 'Cord'.

Next to the principal room, a monochromatic shower room delights in its use of pattern. Striking tiles ground the space, contrasting and complementing the Italian, porcelain terrazzo tiles that surround a walk-in shower with a black-framed glass screen.

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The Great Outdoors

A set of stairs descends to a spacious garden, where a rear decked area is perfect for outdoor dining and entertaining. Raised beds are perfect for growing herbs or flowers, with plenty of additional space for potted herbs and the like.

Out and About

This part of Hove is popular with locals for its tranquil beaches, neighbourhood bars and restaurants. For coffee, Small Batch Coffee Roasters is a six-minute walk away. Other favourite haunts include beachside Rockwater, which has morning yoga classes and a rooftop bar. There is also an outpost of the Ginger Pig, the much-feted chain of restaurant hotels.

There are almost endless options when it comes to local and delicious seafood. A few minutes' walk from the maisonette is Wolfies of Hove, an independently run traditional fish and chip shop with an array of changing daily specials alongside traditional fish suppers. Close to the maisonette, The Little Fish Market is recommended by the Michelin Guide, while The Urchin, a nine-minute walk away, is an ideal spot for enjoying fresh shellfish and craft beer from an onsite brewery.

Hove is also well situated for Brighton and East Sussex's array of excursions. It is a 35-minute walk to the Brighton coastline, with its pier and lengthy promenade a little beyond. A short drive in the opposite direction leads to the South Downs, with its abundance of walks across the undulating landscape.

There are plenty of schools nearby, including West Hove Infant School and Westdene Primary School.

Hove station, an eight-minute walk from Livingstone Street, runs a direct service to London Victoria in just over an hour and to Gatwick Airport in approximately 30 minutes. Brighton station also provides services to Victoria, as well as Thameslink services to London Bridge, Farringdon and London St Pancras International, as well as Bedford and Cambridge. Hove is also excellently situated for road transport: the M23 leads directly to the M25, while the A27 connects to most of the south-eastern coastline, from Hastings to Portsmouth.

Tenure: Leasehold

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Underlying Lease Length: approx. 149 years remaining

Service Charge: approx. £2,800 per annum

Ground Rent: Peppercorn

Council Tax Band: B

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About

Inigo is an estate agency that specialises in selling marvellous historic homes, believing that a beautiful home is a pleasure that never ages. We connect discerning individuals with extraordinary spaces, no matter the price or provenance. Covering urban and rural locations across Britain, our team combines proven experience selling distinctive homes with design and architectural expertise.