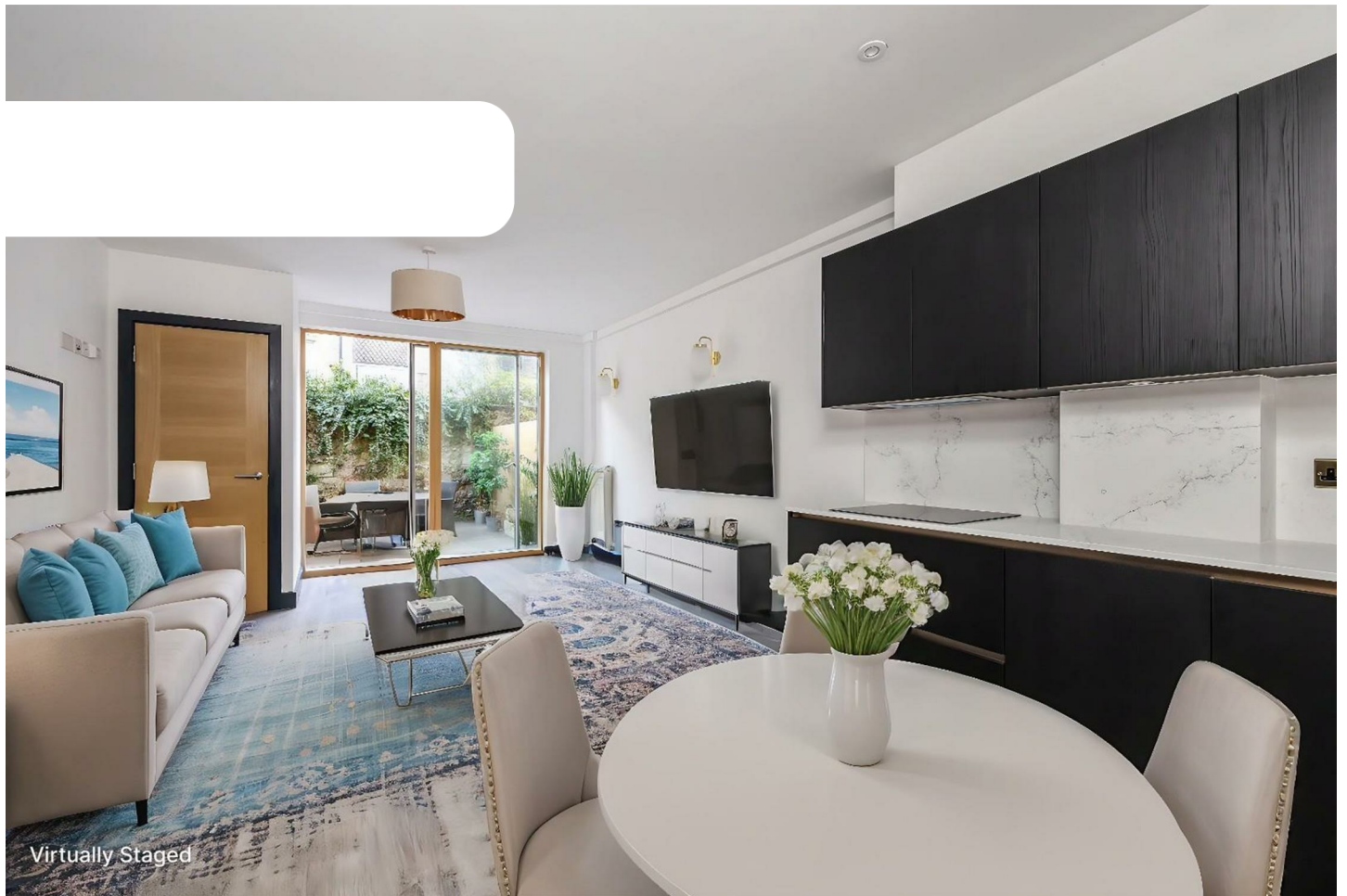




House - Townhouse (EPC Rating: C)

**1 THE SANDS ST. JOHNS ROAD, HOVE,  
BN3 2FX**

**£2,850**

**ASTON  
VAUGHAN**  
Sales and Lettings



# 4 Bedroom House - Townhouse located in Hove

Welcome to this breath-taking and meticulously crafted four-bedroom townhouse, perfectly located on the highly sought-after St Johns Road in the heart of Hove. Recently renovated to the highest possible standards, this home effortlessly blends timeless elegance with contemporary design, offering a lifestyle of unparalleled luxury and comfort. If you're in search of a residence that combines sophistication, style, and exceptional living spaces, look no further—this stunning property is exactly what you've been waiting for.

Upon entering the ground floor, you are immediately greeted by a welcoming and thoughtfully designed entryway. The space is warm, yet modern, with a focus on clean lines and high-end finishes. To the right, you'll discover a sleek, state-of-the-art wet room, complete with a stylish W.C., providing convenience and an additional touch of luxury. As you continue into the heart of the home, the open-plan lounge area invites you to unwind in comfort, bathed in natural light that streams through the large windows, enhancing the sense of openness. The lounge flows seamlessly into the kitchen, a true showstopper in this home. Outfitted with premium Bosch appliances, the kitchen is a chef's dream, offering a perfect balance of form and function. The striking stone countertops, paired with bespoke cabinetry elevate the space. Whether you're cooking a gourmet meal or entertaining guests, this kitchen offers everything you need.

The open-plan design extends effortlessly from the kitchen into the lounge, ensuring that the space feels connected and airy, ideal for modern living. Beyond the lounge, a set of sliding doors opens onto a private, west-facing courtyard. This outdoor space is a tranquil oasis, perfect for relaxation, enjoying a morning coffee, or hosting al fresco gatherings. The west facing orientation means you can bask in the warmth of the afternoon sun as it sets over the horizon, making it the ideal space to unwind at the end of the day.

Moving to the first floor, you'll find two spacious double bedrooms, each one offering generous proportions and an abundance of natural light. These bedrooms are designed with relaxation and comfort in mind, featuring neutral tones and thoughtful details

that create a serene atmosphere. A beautifully finished modern bathroom on this level offers chic fixtures and luxurious touches, creating a spa-like experience for the residents to enjoy. With its contemporary style, this bathroom provides both function and aesthetic appeal.

The top floor of the townhouse is dedicated entirely to the master suite—an impressive and luxurious retreat. As you enter the master bedroom, you are immediately struck by its scale and the serene ambiance it provides. The large windows allow natural light to pour in, creating a calm and airy space perfect for unwinding after a long day. The bathroom is a true masterpiece, featuring high-end finishes and elegant design elements that transform it into a personal sanctuary.

One of the highlights of the master suite is the private balcony, which offers stunning panoramic views of the sea. Imagine waking up each morning to the sight of the sparkling waters, or enjoying a peaceful evening while taking in the breathtaking coastal views and feeling the gentle sea breeze. Whether you're sipping your morning coffee or enjoying a glass of wine at sunset, this private space adds an extra layer of luxury to the home.

Throughout the property, contemporary design elements have been expertly integrated to create a harmonious and visually stunning living environment. The carefully selected materials, bespoke fixtures, and custom details are all part of a cohesive design vision that elevates every space. Every corner of this home has been curated with care, ensuring that it is not only beautiful but functional, comfortable, and perfectly suited to modern living.

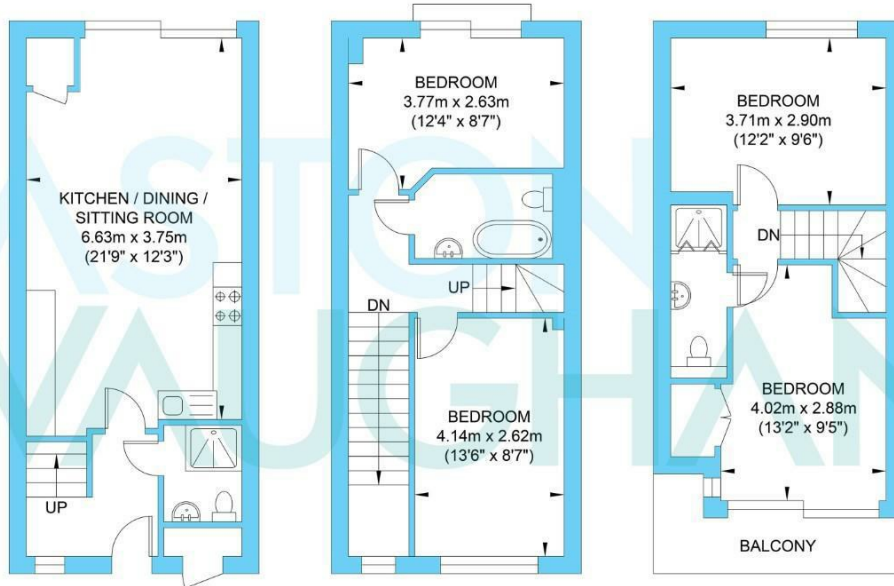




In addition to the luxurious interiors, this property offers the added benefit of a private driveway, providing convenient off-road parking—an invaluable asset in this vibrant and bustling area. In a location where parking can often be a challenge, this feature offers both practicality and peace of mind.



## St Johns Road



Ground Floor  
Approximate Floor Area  
363.71 sq ft  
(33.79 sq m)

First Floor  
Approximate Floor Area  
363.71 sq ft  
(33.79 sq m)

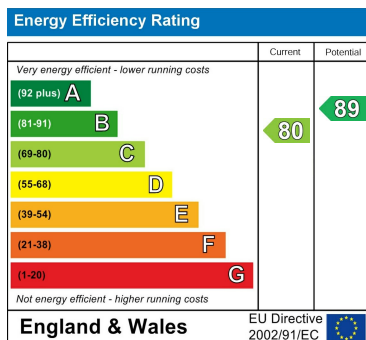
Second Floor  
Approximate Floor Area  
317.42 sq ft  
(29.49 sq m)

Approximate Gross Internal Area = 97.07 sq m / 1044.84 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Council Tax Band

**C**

Energy Performance Graph



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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements.