

THE MODERN HOUSE



The Old Sweet Factory
Hove, East Sussex

SOLD

This wonderful four-storey house forms part of the conversion of the former Maynards Sweet Factory in the popular Poets' Corner area of Hove, near Brighton. Originally built in around 1900, the beautifully-detailed red brick building has been subject to an exemplary conversion by the London-based architects John Kerr Associates. Producing a series of light, open-plan spaces with exposed brick walls and high ceilings, John Kerr Associates have created just seven properties of rare quality that still retain the appeal of the original industrial building.

The ground floor of the house is designated as a work space and features two studios / offices, a utility room and toilet a boiler / storage room. The first floor incorporates two bedrooms (one with an en suite bathroom) and a shower room. The second floor is one large open plan space with a kitchen area in the middle and a dining area and living area on either side. The living area is a

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double-height space with a large glass roof overhead making it a wonderfully light and airy space. On the third floor is a mezzanine space that could be used for a variety of uses including another bedroom.

There is a fantastic roof terrace on the third floor that gives panoramic views across Brighton and Hove and to the sea. At ground level there is a private rear garden, planted with silver birches by the current owners to create a small woodland setting.

This particular property was constructed as the show home for the Old Maynards Sweet Factory development and as such it benefits from superior fixtures and fittings such as oversized doors and limestone work surfaces in the kitchen. It also has arguably the best outlook of all the houses - up the pretty Alpine Road and beyond.



Poets' Corner is an attractive residential area in Hove (so-called because many of the street are named after British poets), close to Aldrington train station. There are two superb shopping streets nearby - Portland Road and Richardson Road - which offer a wide range of boutiques, specialist food shops and general stores. There is an award-winning pub, the George Payne, nearby and the property is also within walking distance of Stoneham Park and of course the beach at Hove (ten minutes on foot). Trains from Aldrington or buses take you directly and quickly into central Brighton which is well known for its variety and quality of shopping, dining and cultural opportunities. Trains run from Brighton to London Victoria in just 51 minutes (with slightly longer services running from Hove).



The purchase of the property will include an equal share in the freehold company (1/7). There is a service charge which last year was £90 per month to include window cleaning, building insurance, management charges etc. The ground floor work unit has BI usage.

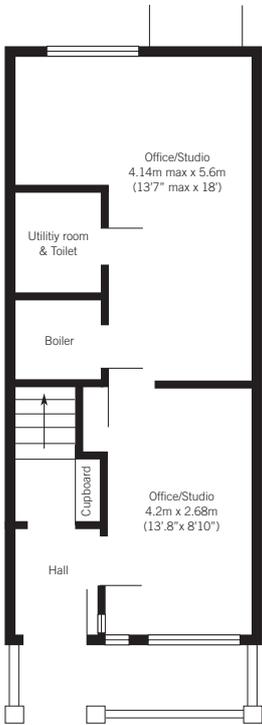
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Old Maynards Sweet Factory

Total area approx. 148.5 sq. metres (1534.6 sq. feet)

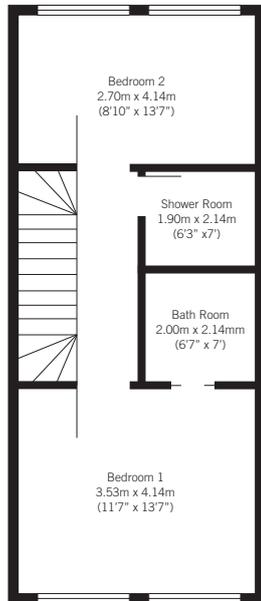
Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser.

Garden



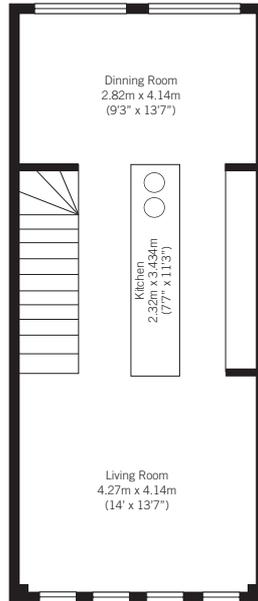
Ground Floor

Aprox 47.7 sq metres (513 sq. feet)



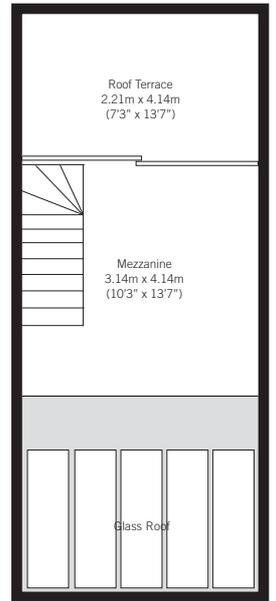
First Floor

Aprox 41.4 sq metres (446 sq. feet)



Second Floor

Aprox 37.3 sq metres (401.9 sq. feet)



Third Floor

Aprox 22.15 sq metres (242.2 sq. feet)

