

20 Arthur Street

Hove BN3 5FD

Guide Price £750,000 - £775,000

- INDIVIDUAL VICTORIAN HOME
- FIVE DOUBLE BEDROOMS
- TWO ENSUITES
- FAMILY BATHROOM

- STUNNING MASTER SUITE
- SOUTH FACING PATIO
- SOUTH FACING ROOF TERRACE
- MODERN KITCHEN

Whitlock and Heaps are pleased to bring to market this individual Victorian bay fronted property that offers larger than average accommodation arranged over three floors. The five double bedroom accommodation is presented in excellent order throughout and boasts two ensuite shower rooms and a modern bathroom. The top floor master suite is a particular feature with dressing and sitting area that opens onto the south facing roof terrace with far reaching views. To the ground floor there is a through living/dining room opening onto the modern kitchen with french doors leading to the south facing patio. The house also benefits from a cloakroom and underfloor heating on the ground and first floors.

Situated in the favourable Poets Corner district of Hove being within walking distance of Hove and Aldington train stations along with the seafront. An array of eateries, cafes and shopping facilities are also within easy reach.

ENTRANCE HALL

Engineered walnut wood floor with underfloor heating.

CLOAKROOM

Comprising low level w.c., wash hand basin with cupboard under.

KITCHEN

Bespoke German kitchen incorporating stainless steel sink with mixer tap, adjacent 'Corian' worksurface with range of cupboards and drawers under, matching eye level wall cupboards, inset induction hob with concealed extractor over, eye level double oven, space for fridge/freezer, integrated dishwasher, engineered walnut wood floor with underfloor heating, French doors to patio.

LIVING/DINING ROOM

Double aspect with UPVC double glazed sash windows, space for log burner with mantle over, fitted cupboards and shelving, engineered walnut floor with underfloor heating.

FIRST FLOOR LANDING

BEDROOM 2

Range of fitted wardrobes, double glazed window, underfloor heating.

ENSUITE SHOWER ROOM

Comprising walk in shower, wash hand basin with cupboard under, low level w.c., heated ladder style towel rail, tiled floor and walls.

BEDROOM 3

UPVC double glazed sash bay window, feature fireplace with marble mantle, fitted cupboard, underfloor heating.

BEDROOM 4

UPVC double glazed sash bay window, feature fireplace with marble mantle, fitted cupboard, underfloor heating.

BEDROOM 5

Feature fireplace with exposed brick wall, UPVC double glazed sash window, engineered walnut floor with underfloor heating.

BATHROOM

Comprising bath with shower over and glazed shower screen, wash hand basin with cupboard under, low level w.c., wooden worksurface with space for washing machine and tumble dryer under, eye level cupboards one of which houses the gas fired boiler, tiled floor with underfloor heating.

TOP FLOOR

MASTER SUITE BEDROOM

South facing with seating area, radiator, eaves and velux, dressing area with fitted wardrobes, double sliding doors.

ENSUITE SHOWER ROOM

Comprising walk in shower, wash hand basin with cupboard under, radiator, UPVC double glazed window.

SOUTH FACING ROOF TERRACE

OUTSIDE

SOUTH FACING REAR PATIO

Paved with raised borders.

Freehold

Council Tax Band D (taken from www.brighton-hove.gov.uk/council-tax).

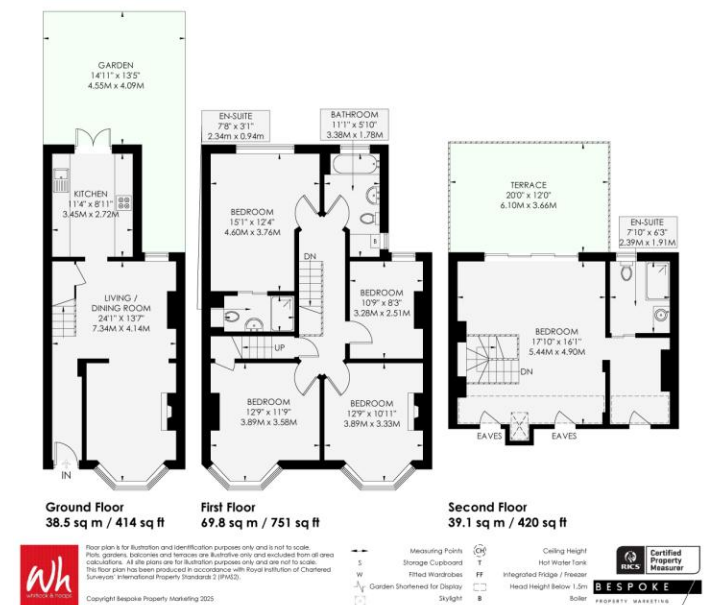
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

ARTHUR STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
147.4 sq m / 1585 sq ft

INCLUDING LIMITED USE AREA OF
7.1 sq m / 76 sq ft



Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.