



## 8 Arthur Street

Hove BN3 5FD

Asking Price Of £575,000

- THREE BEDROOMS
- BATHROOM
- MODERN KITCHEN/BREAKFAST ROOM
- THROUGH LIVING/DINING ROOM
- SOUTH FACING PATIO
- PRESENTED IN EXCELLENT ORDER
- POETS CORNER DISTRICT
- SEPARATE W.C

Whitlock and Heaps are pleased to bring to market this immaculately presented three-bedroom family home offering bright and spacious accommodation being neutrally decorated and featuring a modern kitchen/breakfast room and bathroom. This family home also benefits from a delightful living/dining room and south facing patio. Situated in the favoured Poets Corner district of Hove within walking distance of Aldington and Hove mainline station. The seafront and local independent shops, cafes and restaurants are all within a short walk.

**ENTRANCE HALL** Radiator with decorative cover, understairs storage.

**KITCHEN/BREAKFAST ROOM** Incorporating sink unit with drainer and mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob, electric oven, space for fridge/freezer and washing machine, cupboard housing 'Vaillant' gas fired boiler, tiled splashback, space for table and chairs, UPVC double glazed window, French doors to garden.

**LIVING/DINING ROOM** Living Area  
UPVC double glazed bay window, feature fireplace with timber mantle over, fitted shelving in alcove, radiator.

Dining Area  
UPVC double glazed window, radiator.

**FIRST FLOOR**

**LANDING** Fitted cupboard, hatch to loft space.

**BEDROOM 1** UPVC double glazed bay window, radiator.

**BEDROOM 2** UPVC double glazed window, fitted shelves, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and separate shower over, wash hand basin with drawers under, heated ladder style towel rail, low level w.c.

**SEPARATE W.C** Comprising low level w.c, heated ladder style towel rail, UPVC double glazed window.

**OUTSIDE**

**SOUTH FACING PATIO GARDEN**

**Council Tax Band C** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		88 B
69-80	C	72 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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