

3 Byron Street, Hove BN3 5BA

Offers In Excess Of £650,000

- THREE BEDROOMS
- FAMILY BATHROOM
- THROUGH LIVING/DINING ROOM
- KITCHEN/BREAKFAST ROOM
- REAR PATIO GARDEN
- UPVC DOUBLE GLAZED SASH WINDOWS
- POETS CORNER
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer to market this immaculately presented Victorian bay fronted family home being situated in the favourable Poets Corner district of Hove. The house has been extended to the ground floor and offers a delightful kitchen/breakfast room that opens onto the through living/dining room with feature fireplaces. To the first floor there are three good sized bedrooms and a white bathroom suite with the property also featuring a paved patio garden and UPVC double glazed sash windows throughout. Situated in the favourable Poets Corner of Hove being within walking distance of Hove mainline station and seafront. An array of eateries, cafes and shopping facilities are all within easy reach.

ENTRANCE HALL Radiator, fitted cupboard.

KITCHEN/BREAKFAST ROOM Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, gas cooker with stainless steel extractor over, washing machine and dishwasher, space for fridge and freezer, cupboard housing 'Worcester' boiler, tiled splashback.

LIVING/DINING ROOM UPVC double glazed sash bay window, fireplace with carved surround and tiled hearth, mantle over, shelving in alcove, radiator.

DINING AREA Fireplace with tiled hearth, shelving and cupboard in alcove, radiator.

FIRST FLOOR

LANDING Hatch to good loft storage space with pull-down ladder, ideal for conversion (stnc), fitted cupboard.

BEDROOM 1 UPVC double glazed sash window, fitted double wardrobes, radiator.

BEDROOM 2 Feature fireplace, wardrobe, radiator, UPVC double glazed sash window.

BEDROOM 3 UPVC double glazed sash window, radiator.

BATHROOM White suite comprising panelled bath with separate shower over, pedestal wash-hand basin, low level w.c., UPVC double glazed frosted sash window, heated ladder style towel rail, part tiled walls.

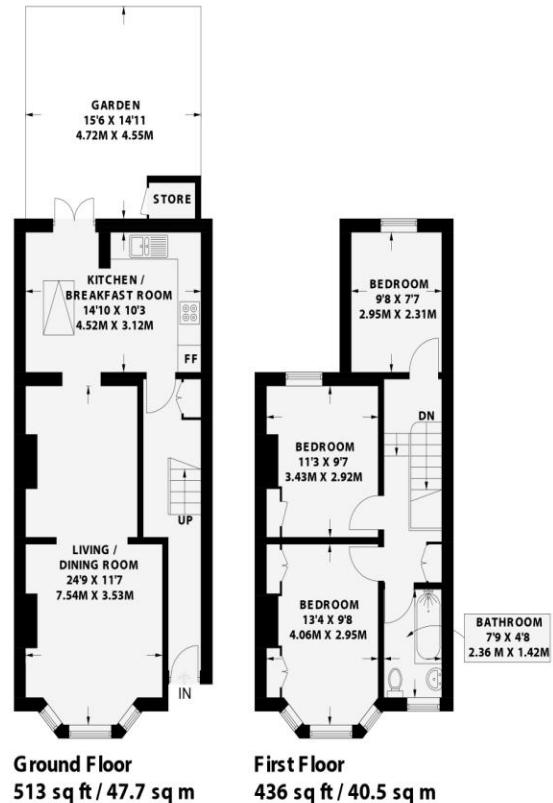
OUTSIDE

REAR GARDEN Paved patio, brick store.

BYRON STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
949 sq ft / 88.2 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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