



66 Hythe Road, Brighton, BN1 6JS

£600,000 Freehold

Arranged over 3 floors is this CHAIN FREE 3 bedroom mid-terraced family home situated in this POPULAR & CONVENIENT location. Other features include; SPACIOUS lounge, modern kitchen/breakfast room, garage, STUNNING views across Brighton & a private southerly facing rear garden. Viewings are highly recommended. Energy Rating: D56 Exclusive to Maslen Estate Agents.

Door to:

Storm Porch

Constructed of brick & windows, laminate flooring, uPVC double glazed front door to:

Entrance Hallway

uPVC double glazed frosted glass panel into storm porch, radiator, stairs rising to first floor, door to:

Garage

Power & light, wash hand basin with hot & cold taps.

Cloakroom

Low level close coupled W.C., wall mounted extractor fan, tiled floor.

Kitchen/Breakfast Room

Range of wall, base & drawer units with roll edge work surfaces over, inset stainless steel single drainer sink unit with mixer tap, inset 'Lamona' 4 ring hob with extractor fan above, fitted eye level 'Lamona' oven & grill, integrated fridge/freezer, 2 x radiators, wall mounted 'Worcester' gas boiler, laminate floor, part tiled walls, uPVC double glazed sliding doors to rear leading to rear garden.

First Floor

First Floor Landing

Split level landing, stairs rising to second floor, doors to:

Lounge

uPVC double glazed window to rear with views across Brighton, radiator, coved ceiling, picture rail.

Bedroom

uPVC double glazed window to front, laminate floor, radiator, built in floor to ceiling wardrobes with sliding doors, coved ceiling.

Bathroom

Panelled bath with hot & cold taps & handgrips, low level close coupled W.C., pedestal wash hand basin with hot & cold taps, laminate floor, part tiled walls, radiator, uPVC double glazed window with frosted glass to front.

Second Floor

Second Floor Landing

Hatch to loft space, doors to:

Cloakroom

Low level close coupled W.C., laminate floor.

Bedroom

uPVC double glazed window to front, radiator, built in cupboard with hanging rail, stainless steel single drainer sink unit with mixer tap, inset 2 ring hob, fridge, laminate floor, coved ceiling.

Bedroom

uPVC double glazed window to rear with stunning views across Brighton, radiator, laminate floor, coved ceiling, stainless steel single drainer sink unit with mixer tap, inset 2 ring hob, fridge, 2 x built in cupboards with hanging rail.

Shower Room

Pedestal wash hand basin with mixer tap, shower cubicle with sliding shower door, part tiled walls, laminate floor, radiator, ceiling mounted extractor fan, built in storage cupboard.

Outside

Rear Garden

A southerly facing rear garden mainly laid to block paving with mature flower & shrub borders, enclosed by brick walling & timber fencing.

Total approx floor area

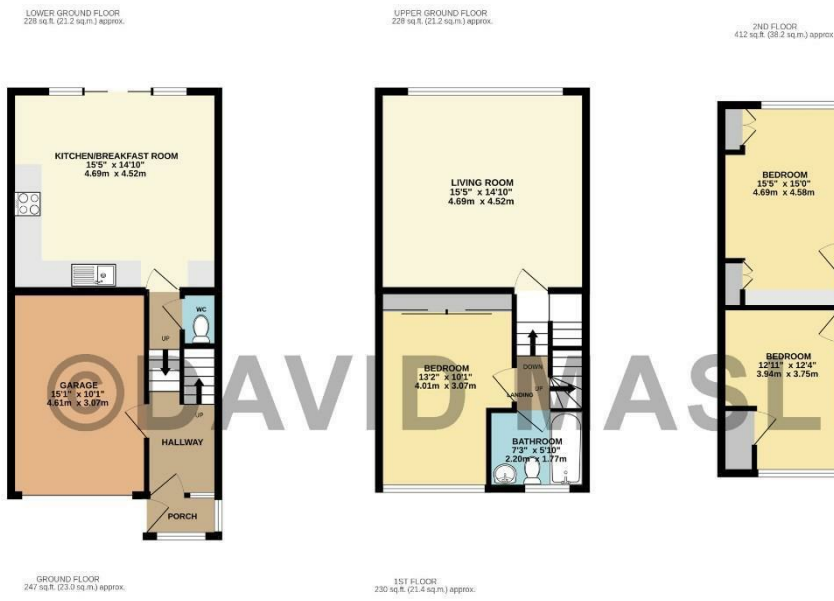
1345 sq.ft. (124.9 sq.m.)

Council tax band E

Parking zone F

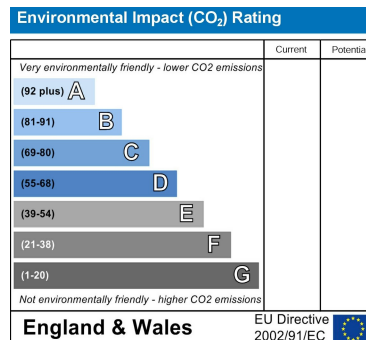
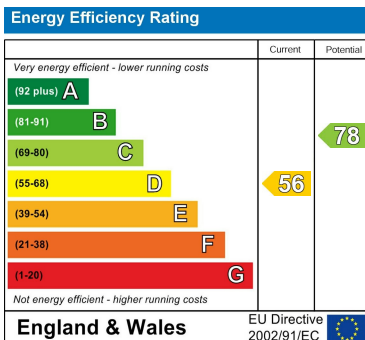
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TOTAL FLOOR AREA : 1345 sq.ft. (124.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan 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. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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IMPORTANT

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IMPORTANT

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