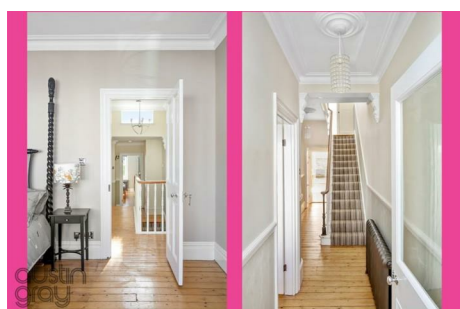


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20 Chanctonbury Road

Hove, BN3 6EL

Guide price £900,000 - £950,000

A beautifully presented, three double bedroom, semi-detached, family home in a sought after no through road near the Seven Dials within a short walk of Brighton station offered for sale with no onward chain.

Guide Price £900,000

20 Chanctonbury Road

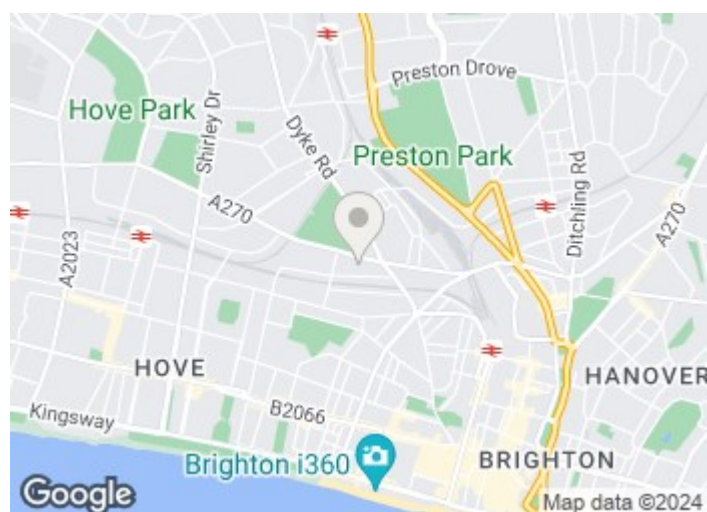
Hove, BN3 6EL

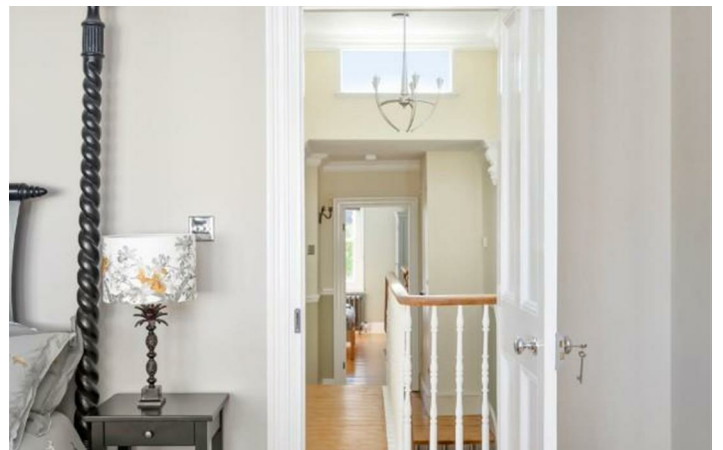
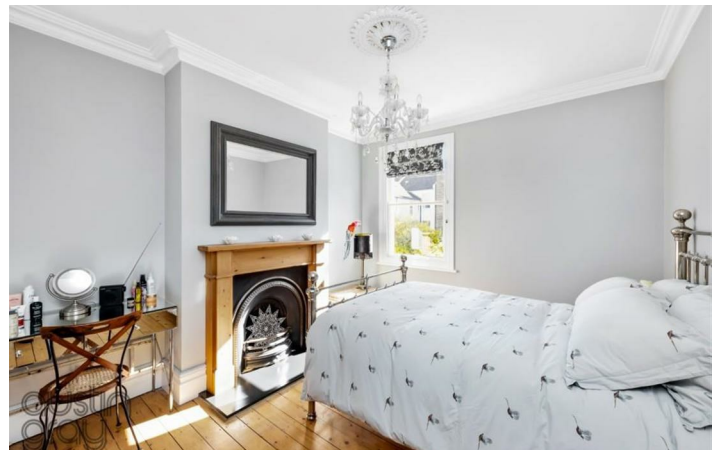
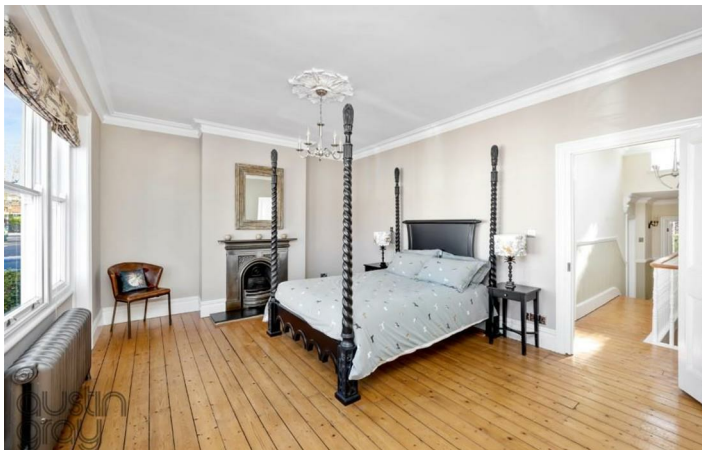


Chanctonbury Road is a tree-lined no through road lying adjacent to Highdown Road and Old Shoreham Road and is within a short distance of the bustling Seven Dials with its array of bars, restaurants, delis, cafés, and other amenities. Brighton City centre is easily accessible as are the seafront and promenade. Both Brighton and Hove mainline railway stations are within easy walking distance, providing North-bound commuter links with London/the City. Renowned schools catering for all age groups are well-represented within the local area.

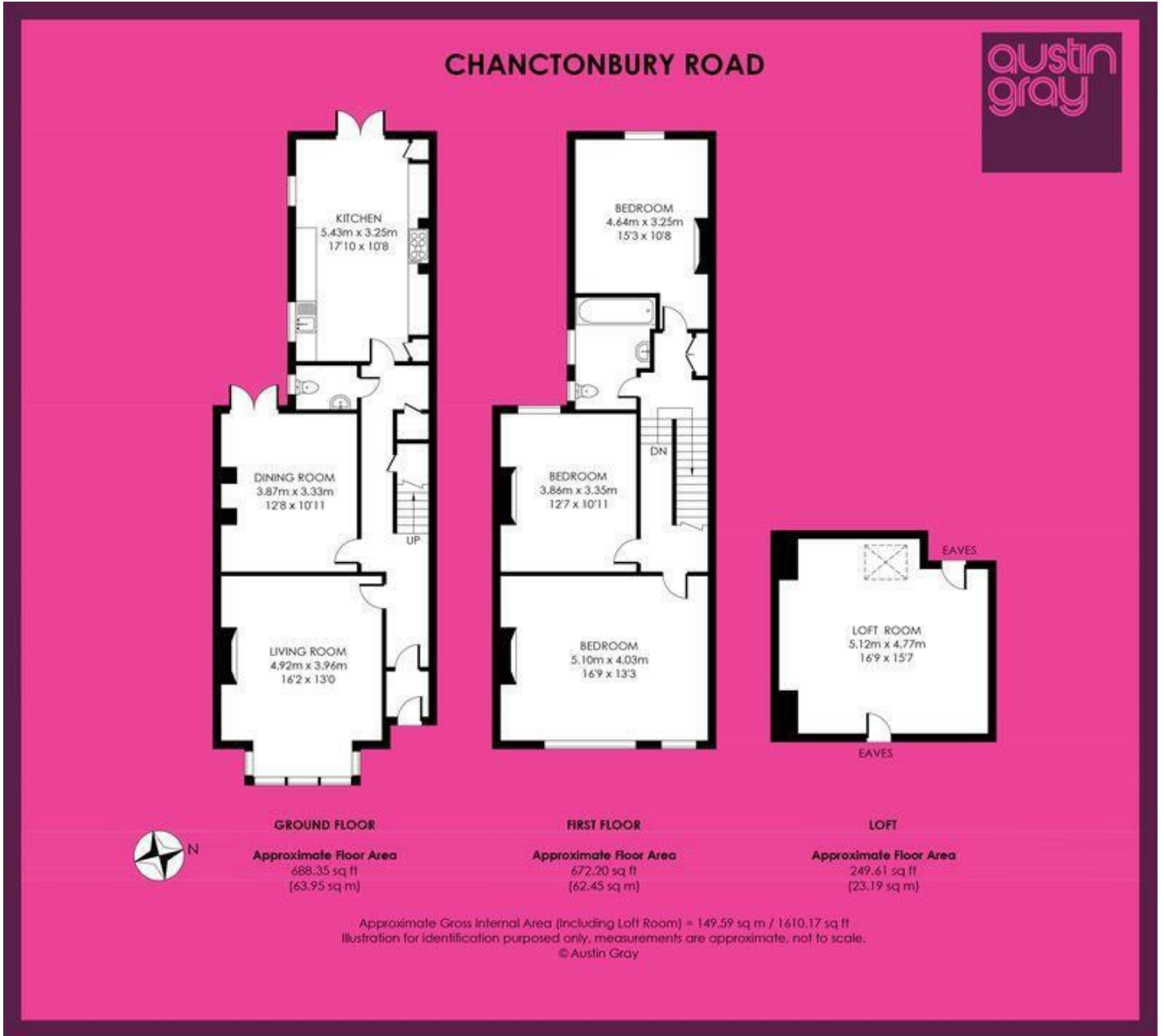
The house has been refurbished and maintained to an extremely high standard by its current owners. It enjoys stripped and polished wood floors and original/replacement plasterwork throughout, with fully refurbished original Victorian sash windows to all rooms (excl the kitchen). Cast-iron Victorian radiators are installed throughout the property, (excl the kitchen which has full underfloor heating), complimented by open fireplaces in the living room and each of the three double bedrooms. To the front the spacious west facing living room which enjoys a bright bay window. The dining room behind has an original slate fireplace and French doors out to the garden. The kitchen/breakfast room has ample cupboard and drawer storage with integrated appliances to include a 7 burner Stoves range cooker with space for table and chairs and French doors that open out to the pretty walled and paved garden which has gated side access to the front. There is a useful ground floor cloakroom with a window to the side. On the half landing is a double bedroom to the rear and a traditionally styled modern bathroom/WC. On the first floor are two further double bedrooms. The main bedroom to the front is generously proportioned with four large sash windows. The large loft space offers good ceiling height and the opportunity to create additional accommodation subject to the relevant planning and building approvals.

In summary, this is a fabulous, family house that retains a wealth of character and charm throughout in a great location, ready to be passed on to its next owner to enjoy. Internal viewing is highly recommended to appreciate the generously proportioned accommodation.





Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax
Band: D**

Energy Efficiency Rating		Current	Potential
102-154 kWh/m ² /year A	101-120 kWh/m ² /year B		80
89-104 kWh/m ² /year C	81-88 kWh/m ² /year D	44	
71-80 kWh/m ² /year E	61-70 kWh/m ² /year F		
55-70 kWh/m ² /year G	35-54 kWh/m ² /year G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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