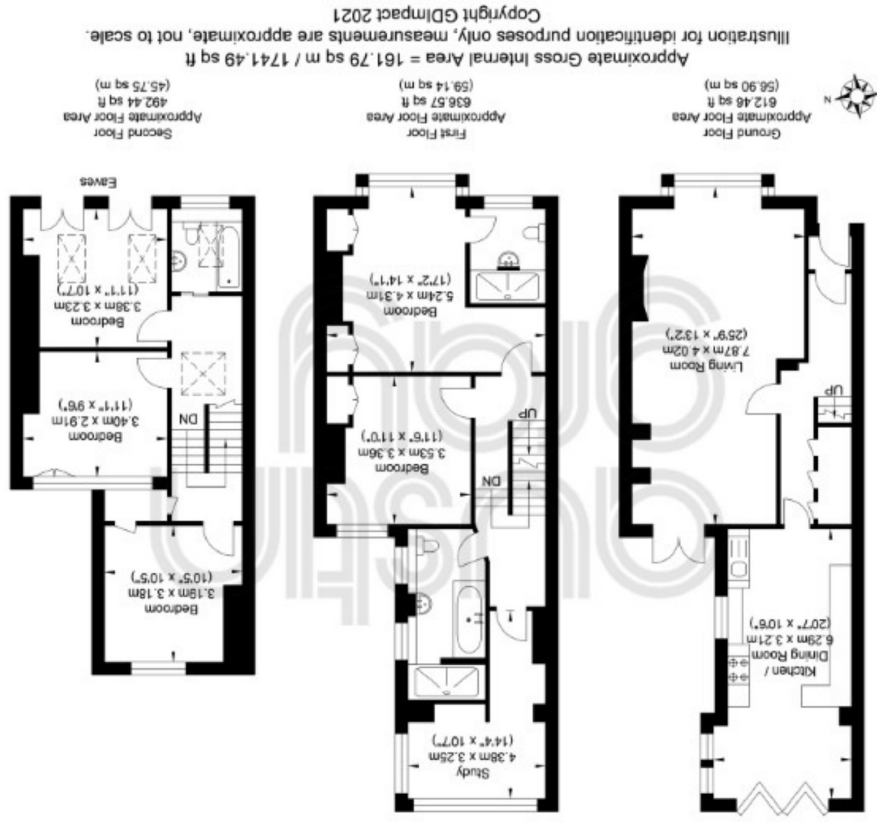


https://find-energy-certificates.digital.communities.gov.uk/energy-certificates/6242-6024-6550-3915-3906 1/8



Chanctonbury Road

Energy efficiency rating for this property
 This property's current energy rating is D. It has the potential to be C.
 See how to improve this property's energy performance.
 Properties can be rented if they have an energy rating from A to E.
 Rules on letting this property
 If the property is rated F or G, it cannot be let, unless an exemption has been registered. You can read guidance for landlords on the regulations and exemptions (https://www.gov.uk/guidance/landlords-owners-tenants-requirements-minimum-energy-efficiency-standard-landlords-guidance).

Energy rating: **D**

HOVE BN3 6EL
 11 Chanctonbury Road

Valid until 7 April 2022
 Certificate number: 8262-6024-6550-3915-3906

Property type: End-terrace house
 Total floor area: 157 square metres

Energy performance certificate (EPC)



austin gray

11 Chanctonbury Road, Hove, BN3 6EL
 Price £950,000



A substantial red brick, end of terrace five-bedroom family home measuring 1741 sq ft / 161 sq m spanning three floors in addition to a separate first floor office/study and a West rear facing garden.

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.



Brought to the market having been well maintained by the current owners in recent years, this lovely home retains character and charm throughout as evidenced by ornate corniced ceilings and roses, cast-iron fireplaces, sash windows and wooden floors. A spacious dual aspect lounge/dining room has both an open fire and a fitted log burner, a well-equipped kitchen/breakfast room has a range of integrated Bosch appliances with bi-folding doors that provide access out to the West facing garden with gated side access. There are five double bedrooms, one with an en-suite shower room/WC in addition to the family bathroom/WC having a separate walk-in shower. Furthermore, on the first floor overlooking the rear garden is a glazed office/study providing a pleasant working environment.

A path leads to a covered entrance with glazed front door which opens into an entrance vestibule with a further glazed door leading through to the entrance hall.



Entrance hall has carpeted stairs rising to the upper floors with storage beneath whilst providing space and plumbing for a washing machine with shelving above and storage, radiator.

A through and dual aspect lounge/dining room has a secondary double glazed sash bay window to the front with Plantation shutters and radiator beneath and open fireplace. At the dining room end with a fitted log burner a pair of glazed French doors provide access out to the rear garden.

At the rear of the house is a well-equipped kitchen/breakfast room with bi-folding doors which provide access out to the West facing rear garden. One half bowl sink unit sits on a solid oak working surface, comprehensive range of storage both above and below. Bosch appliances include a five-ring gas hob, extractor fan above, and a pair of fan assisted ovens. Space for fridge/freezer, space and plumbing for dishwasher. Ceramic tiled floor with under floor heating and sash windows to the side. Standing space for a breakfast table and chairs.

Returning to the entrance hall, carpeted stairs rise a half landing.

Family bathroom has a white suite with an open-ended bath, low-level WC, semi-pedestal wash basin and separate walk-in shower. Pair of sash windows to the side, ceramic tiled floor and radiators.

To the rear of the house is a pleasant office/study which is glazed on two sides and overlooks the West facing garden beneath. Radiators and fitted shelving. First floor landing.

At the front of the house is a double bedroom with sash window and radiator beneath, pair of fitted wardrobes. Door to en-suite shower room with white suite comprising, WC, wash basin, walk in shower with slate tiled floor. Radiator, sash window to the front.

Double bedroom with sash window to the rear, radiator and fitted wardrobe.

Returning to first floor landing further stairs rise to a half landing where a double bedroom is to be found with sealed fireplace, sash window to the rear, radiator. Cupboard housing the hot water tank and central heating boiler, radiator programmer, second door opens onto the landing.

Second floor landing has a feature skylight and high-level glazed windows to rear, radiator.

There are two further double bedrooms on second floor, the first boasts a Juliette balcony to the rear and West facing aspect and high-level double-glazed windows above, radiator and fitted storage.

At the front is a further bedroom with a pair of double-glazed Velux windows to the front, radiator, and access to eaves storage.

Bathroom/WC has a white suite with enclosed bath with thermostatically controlled shower above, low-level WC, semi-pedestal wash basin, towel radiator, double glazed window to the front.

Outside. Walled West facing rear garden with artificial grass, gated access to the side leading through to the front. Garden shed.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.