



Titian Road

Hove, BN3 5QR

Guide Price £1,000,000 to £1,100,000

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EST. 1990





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**** Guide Price £1,000,000 to £1,100,000 **** A bright and spacious, detached 1930s house situated in a popular Hove location. Enjoying a WIDER PLOT than others in the street with detached garage, potting shed and wood store. The property offers lots of potential for reconfiguration/extension.

Very well looked after throughout, the property is in need of some modernisation but offers a great footprint and lovely layout.

Comprising two reception rooms, kitchen and downstairs shower room, three double bedrooms and a family bathroom.

Furthermore, the property boasts beautifully landscaped front and rear gardens, and off street parking.

Location

Titian Road is in a highly desirable area, it is situated North of New Church Road near to Richardson Road where you can find a local butchers, coffee shop, organic green grocers, beauty rooms, newsagents and more. A more comprehensive range of shops can be found close by in Portland Road, along with regular bus services giving direct access to Hove's George Street, Church Road thoroughfare and Brighton city centre. For the commuters there is a choice of main line train stations just under a mile away in Victoria Road, Portslade and Hove Station which is little over a mile in distance; both have direct links to London Victoria. Within the area there are many parks and recreational areas and of course Hove seafront and lagoon where you can enjoy sea front walks and water sports. There is also a selection of local, nursery, primary and middle schools in the area.

Accommodation

Approached from level ground, the property has a pretty, gated front garden of low maintenance with mature shrubs and flowers.

The entrance hall is particularly spacious, measuring over 9ft wide and gives access to all principal ground floor rooms with a turning staircase and large storage cupboard under, that rises to the first floor landing.

Both reception rooms are great sizes with period picture rails, and enjoy pleasant views over the front and rear gardens; versatile as either a dining room or living room. The rear facing of the two has double glazed French doors that leads straight out on to the private luscious garden.

In need of updating, the kitchen also overlooks the garden which can be accessed through the back door.

The boiler is housed in the larder which is adjacent to the kitchen.

All three bedrooms are double rooms, two boast built in wardrobes with sliding mirrored doors and the family bathroom is spacious with a three piece suite.

Outside & Garage

Benefitting from a wider plot, the walled garden is generously proportioned and beautifully landscaped with an easterly aspect. Very well tended, the garden is laid to lawn surrounded by mature flower borders. There are two apple trees and a pear tree. A brick built and rendered potting shed with separate wood store provide useful storage or options for conversion. The garage has power and lighting, with an up and over door, as well as a pitched roof.

Additional information

EPC rating: C

Internal measurement: 126.5 Square metres / 1,362 Square feet

Tenure: Freehold

Council tax band: E

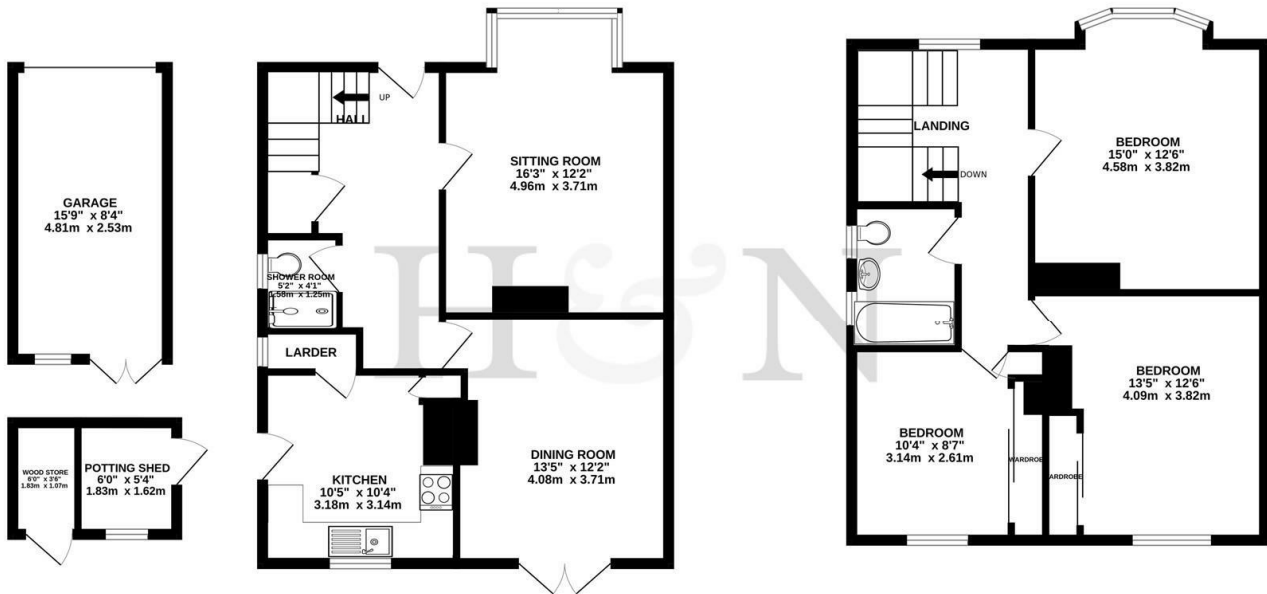
Parking zone: W





GROUND FLOOR
772 sq.ft. (71.7 sq.m.) approx.

1ST FLOOR
590 sq.ft. (54.8 sq.m.) approx.



TOTAL FLOOR AREA : 1362 sq.ft. (126.5 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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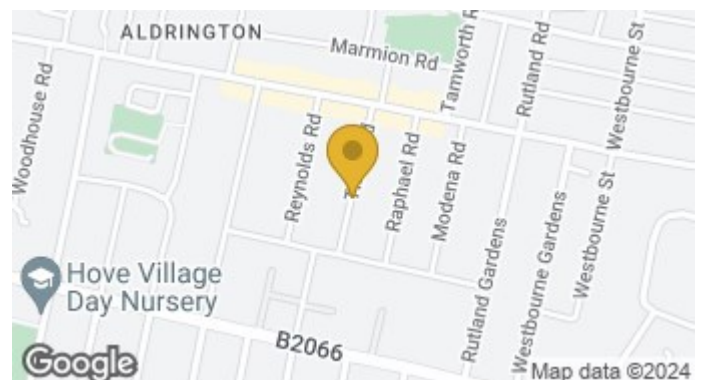


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EST. 1990

19 Richardson Road
Brighton & Hove
East Sussex BN3 5RB

01273 746674
hove@healynewsom.co.uk
www.healynewsom.co.uk



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