



Description

This substantial semi-detached bay fronted Victorian freehold property set over 3 floors comprising to the ground floor, living room with bay window, dining room/bedroom, separate WC and rear bathroom. The internal staircase leads down to the lower ground floor with bathroom to the front, 2 double bedrooms and rear kitchen with access out to the paved courtyard garden. On the first floor is a bathroom to the rear, with a further double bedroom and kitchen. Plans have been prepared to show change of layout to provide a 4/5 bedroom house with 3 reception room - see floor plans attached.

Situation

The property is located on the West side of Osborne Villas with Church Road and local amenities and restaurants to the North. The property is within walking distance of Hove Lawns and seafront. Hove mainline railway station is minutes away, with commuter links to London & Gatwick.

Accommodation

LOWER GROUND FLOOR

Bathroom; Bedroom 1; Bedroom 2; Kitchen; Separate side entrance

GROUND FLOOR

Front door; Lounge; Dining Room/Bedroom; Separate WC; Bathroom

FIRST FLOOR

Bathroom; Bedroom; Kitchen

Total Floor Area - 160 sq.m.

Planning

Planning permission was granted on the 14th of April 2021, for the erection of a single storey extension and knocking through the raised ground floor spine wall, and fenestration alterations, planning no BN2021/00509.

Tenure

Freehold

Tenancies

Vacant

EPC Rating

Ground Floor and Basement - D (55)

First Floor - D (55)

Council Tax

Ground Floor Flat - Band B

First Floor Flat - Band B

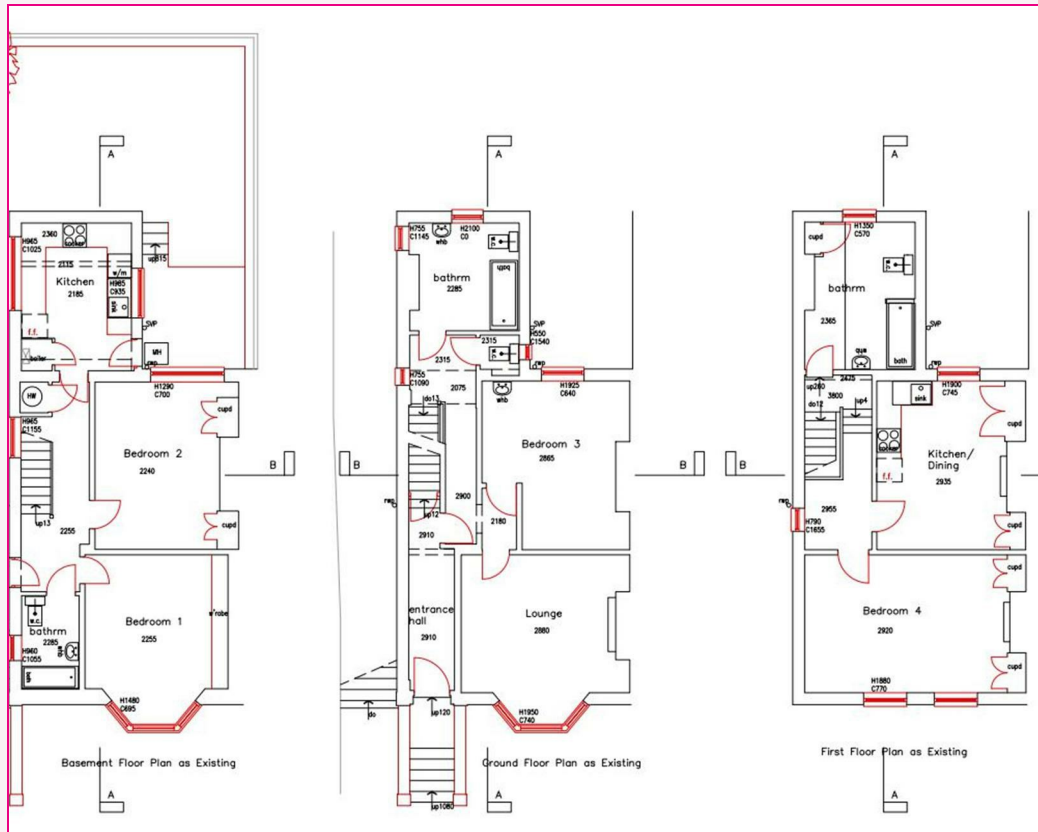
The logo for Austin Gray, featuring the name in a stylized, rounded, pink font. The letters are interconnected and have a modern, sans-serif feel.



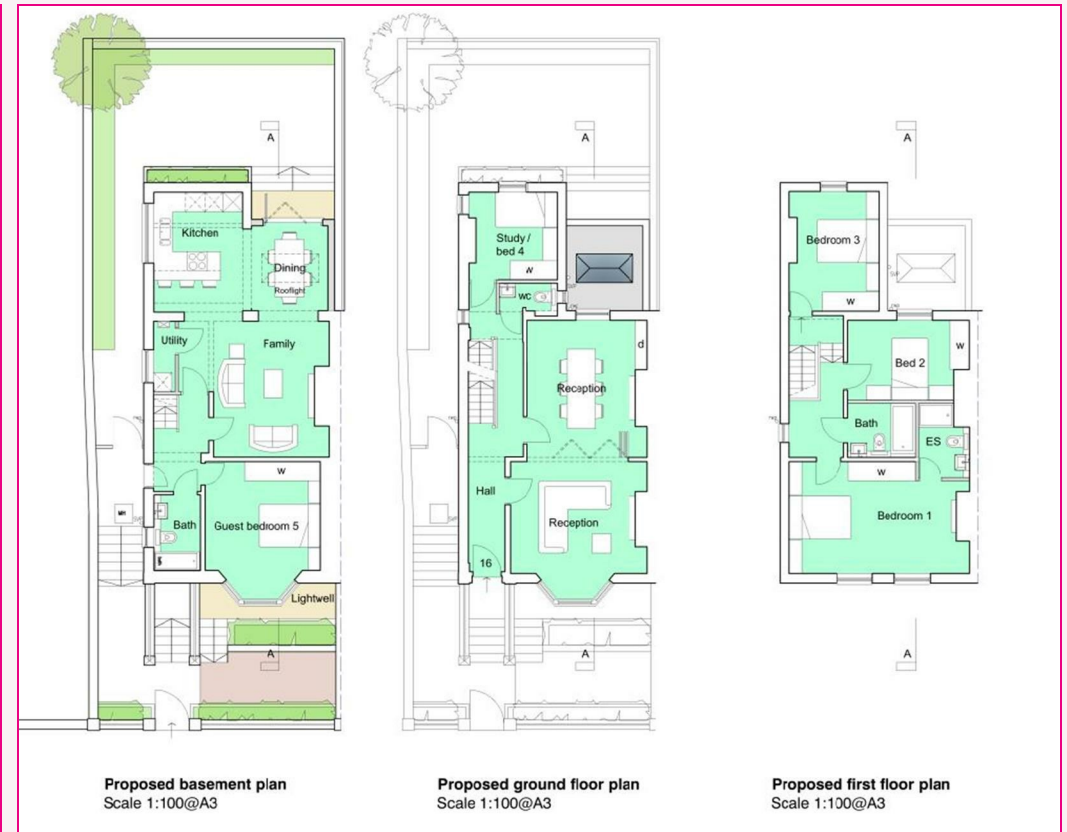
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Existing Floor Plans



Proposed Floor Plans

For further information please contact the sole agents



Adam Hinchliffe
 adamhinchliffe@austingray.co.uk
 01273 201982

Kate Middleton-Paine
 katemiddleton-paine@austingray.co.uk
 01273 201983