



Old Shoreham Road | Brighton | BN41 1XS  
Offers In Excess Of **£600,000**



This six double bedroom 1930's semi-detached family home and current HMO is located in Hove features an open plan living, off road parking and an oversized south facing rear garden.



## Key features:

- Six Double Bedrooms
- Three Bathrooms
- Open Plan / Living Room/ Diner / Kitchen
- Off Road Parking
- Large South Facing Garden
- Hove Location
- Stations Closeby
- HMO Licence

 6 Bedrooms

 3 Bathrooms

 1 Living Room

**INTERNAL** A large hallway providing access to the downstairs rooms.

Towards the front of the property is a wonderful reception room with large bay window, currently in use as a spacious double bedroom. At the rear is an additional family space and reception room (also currently being used as a double bedroom) with French doors opening out onto the vast, south facing garden. Just on the other side of this room is a large family living space including a fully fitted kitchen, dining area and lounge, also with double French doors into the garden. The kitchen houses a matching range of wall / base units with integrated appliances. There is also a shower/utility room on the ground floor.

Stairs take you to the first floor where there are three double bedrooms.. The modern fitted family bathroom houses a bath with additional shower head and a hand wash basin. On the entire second floor sits the main bedroom suite which overlooks the rear garden, features impressive views over Hove, and includes an en-suite shower room.

This property suits the needs of every possible occupant. Due to the substantial space and plentiful rooms, this house can accommodate a large family or HMO; the five/six double bedrooms permit a grand family home.

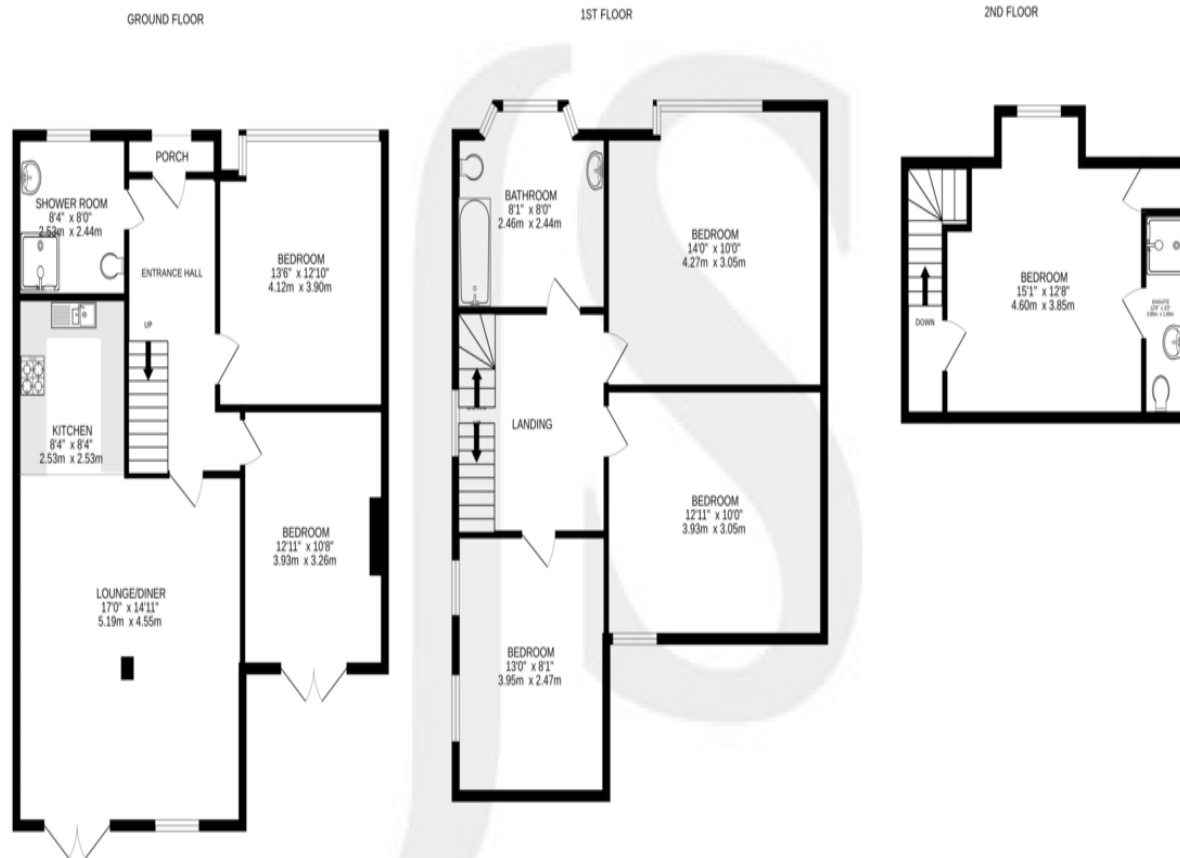
On the flip side however, these many rooms, if not needed, can be

transformed for alternate uses throughout the house. This can suit a much smaller family or couple that require separate office spaces or hobby rooms; the space opens many avenues and rare opportunities that encourage one's own personal stamp!

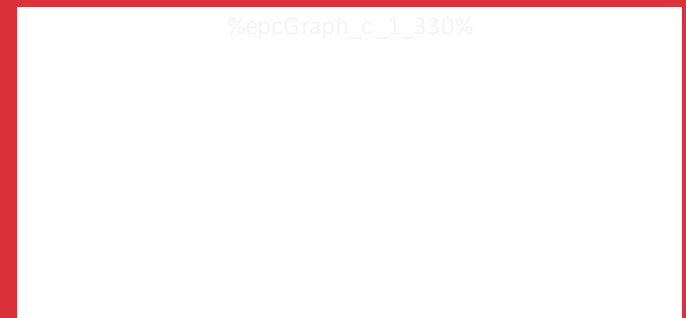
**EXTERNAL** The large rear south facing garden is mainly laid to lawn with a patio and raised decking area directly from the lounge / diner. Hard standing at the front of the property provides off road parking for multiple cars.

**LOCATION** In the highly popular residential area of Hove. Local shops can be found nearby on Old Shoreham Road. On some of the nearby retail shopping parks you will find a range of home stores, restaurants, and coffee shops. The property is well situated for a range of different primary and junior schools and falls within the catchment area for Blatchington Mill, Benfield, and Hove Park schools. Your nearest train station is Portslade approximately 0.3 miles away, which is surrounded by the colourful Portslade Village, which contains a wide range of shops, restaurants, and cafes. With plenty of diverse, vibrant areas around you to explore you'll need the various bus stops that are in proximity on Old Shoreham Road, closely located to the largest Sainsburys supermarket in Hove as well as the local cricket ground, which attracts attention from many local families during the summertime.





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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## Property Details:

Tenure: Freehold

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.