



# 17 Prinsep Road

Hove BN3 7AB

Price: £700,000

- FOUR DOUBLE BEDROOMS
- FAMILY SHOWER ROOM
- ENSUITE BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM
- DINING ROOM
- SOUTH FACING GARDEN
- RETENTION OF PERIOD FEATURES

This delightful bay fronted family home has the retention of many period features offering a wealth of charm and character. The current owners have skilfully extended the property so the house now offers four double bedrooms with an ensuite bathroom and family shower room. To the ground floor are two separate reception rooms with a double aspect kitchen/breakfast room leading onto the South facing rear garden.

Situated in the desirable location of Artists Corner within walking distance of Hove mainline station and Seafront. Hove Park is also close by and there are an array of eateries, cafes and shopping facilities all within walking distance.

## GROUND FLOOR

**ENTRANCE HALL** Tiled entrance, exposed floorboards, radiator, understairs cupboard.

**KITCHEN/BREAKFAST ROOM** Double aspect, incorporating butler sink with mixer tap, adjacent wooden worksurface with range of cupboards and drawers under, inset four ring gas hob with tiled splashback, electric oven, space for fridge freezer, plumbing for washing machine and dishwasher, cupboard housing 'Ideal' gas fired boiler, sash window, wooden floor, radiator, French doors to garden.

**LIVING ROOM** Fireplace with tiled insert and decorative surround, marble mantle, sash bay window, radiator, exposed floorboards, original coving and ceiling rose.

**DINING ROOM** Fireplace with tiled insert and decorative surround, floor to ceiling sash window, coving and ceiling rose, radiator, exposed floorboards.

## FIRST FLOOR

**LANDING** Exposed floorboards, stairs to top floor.

**BEDROOM 2** Sash bay window with second sash to side, feature fireplace with tiled insert and decorative surround, radiator, exposed floorboards.

**BEDROOM 3** Feature fireplace with carved surround, fitted cupboard, sash window, radiator, exposed floorboards.

**BEDROOM 4** Feature fireplace with decorative surround, UPVC double glazed bay window, radiator, exposed floorboards, hatch to rear loft space.

**SHOWER ROOM** Comprising walk in shower, pedestal wash hand basin, low level w.c., heated ladder style towel rail, part tiled walls, tiled floor, two UPVC double glazed windows.

## TOP FLOOR

**BEDROOM 1** Juliet balcony, velux window, radiator, eaves storage.

**ENSUITE BATHROOM** White bathroom suite comprising panelled bath with mixer tap and shower attachment, pedestal wash hand basin, low level w.c., heated ladder style towel rail, Velux window.

## OUTSIDE

**SOUTH FACING REAR GARDEN** Paved patio, lawn, shed.

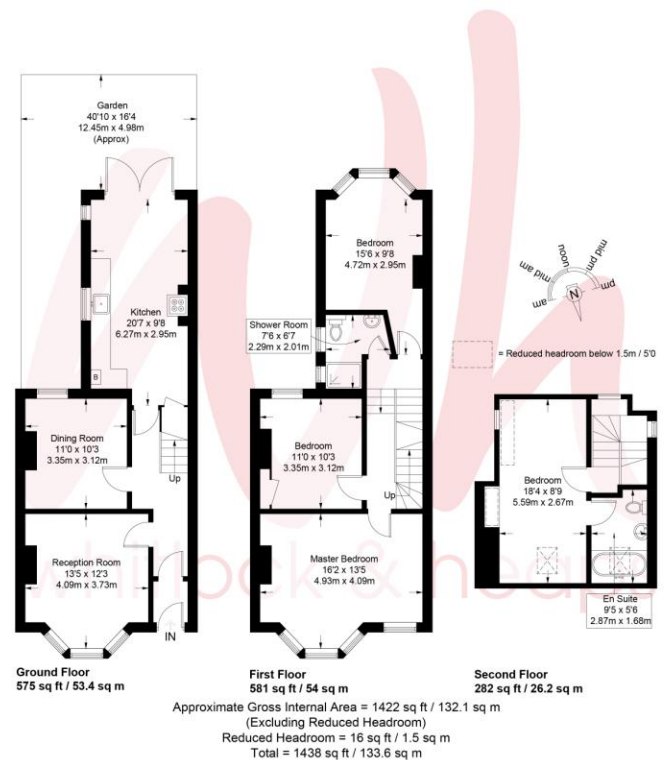


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