



74 Byron Street

Hove BN3 5BB

Asking Price Of £550,000

- THREE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM

- DINING ROOM
- SOUTH FACING GARDEN
- POETS CORNER DISTRICT
- IN NEED OF MODERNISATION

Whitlock and Heaps bring to market this Victorian bay fronted property located in the favourable Poets Corner district of Hove within walking distance of Hove mainline station and seafront. The house offers tremendous potential to prospective buyers with the property being in need of modernisation throughout. Currently arranged with three bedrooms to the first floor and two reception rooms on the ground floor with a separate kitchen that leads onto the south facing patio garden. Being sold with no onward chain.

OUTSIDE
SOUTH FACING GARDEN

Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. Measurements are approximate.

ENTRANCE HALL Radiator, understairs storage.

KITCHEN Incorporating 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with concealed extractor, electric oven, space for fridge/freezer, UPVC double glazed window, radiator, tiled splashback.

INNER LOBBY Gas fired boiler, plumbing for washing machine, door to garden.

CLOAKROOM Comprising low level w.c, wash hand basin, UPVC double glazed window.

LIVING ROOM UPVC double glazed bay window, gas fire with brick surround, radiator.

DINING ROOM UPVC double glazed window, radiator.

FIRST FLOOR
LANDING Hatch to loft space, fitted cupboard.

BEDROOM 1 Fitted wardrobe, UPVC double glazed bay window, radiator.

BEDROOM 2 Fitted cupboard, UPVC double glazed window, radiator.

BEDROOM 3 Two UPVC double glazed windows, fitted cupboard, radiator.

BATHROOM Comprising panelled bath with shower over, wash hand basin with cupboard under, low level w.c, UPVC double glazed window.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	56 D	
39-54	E		
21-38	F		
1-20	G		

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