



26 Frith Road

Hove BN3 7AJ

Guide Price £825,000 - £850,000

- STUNNING FAMILY HOME
- SKILFULLY UPDATED AND EXTENDED
- FIVE BEDROOMS
- FAMILY BATHROOM

- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- SOUTH FACING PATIO GARDEN
- RETENTION OF PERIOD FEATURES

Guide Price £825,000 - £850,000. Whitlock and Heaps are pleased to bring to market this charming bay fronted family home that has been skilfully extended and updated by the present owners to now offer five bedroom accommodation with a contemporary kitchen/breakfast room that leads onto the South Facing patio garden. The accommodation is arranged over three floors and has the retention of period features with an attractive open fireplace in the through living/dining room. 'Artists' corner is a desirable location with each road being one way. The location is excellent being within walking distance of Hove station, seafront and Hove Park along with local independent shops and eateries.

ENTRANCE HALL Fitted storage, radiator with decorative cover.

KITCHEN/BREAKFAST ROOM Beautifully fitted in 2022 and being a double aspect room. Incorporating sink unit with adjacent Quartz work surface with range of cupboards and drawers under, matching eye level wall cupboards, space for range cooker, stainless steel extractor, 'Bosch' electric oven, integrated fridge/freezer and dishwasher, space for washing machine and tumble dryer, tiled splashback, two UPVC double glazed windows, underfloor heating, sliding patio door to garden.

LIVING ROOM Open fireplace with tiled insert and carved surround, sash bay window, fitted shelving in alcoves, radiator.

DINING ROOM Coving, radiator, French doors to garden.

FIRST FLOOR Landing

BEDROOM 1 Sash bay window with second window to side, feature fireplace with tiled insert and mantle over, radiator.

BEDROOM 3 Feature fireplace with cast iron surround, UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, two UPVC double glazed windows, part tiled walls, heated ladder style towel rail.

TOP FLOOR

LANDING
Sky light.

BEDROOM 2 Two velux windows, eaves storage, radiator.

BEDROOM 5 UPVC double glazed window, eaves storage, radiator.

SHOWER ROOM UPVC double glazed window. All the plumbing is in place but a suite has not been fitted.

OUTSIDE
SOUTH FACING Paved patio garden with raised borders.

Council Tax Band D (taken from the government website, 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.

FRITH ROAD

HOVE



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.