



69 Byron Street

Hove BN3 5BB

Guide Price £600,000 - £625,000
Freehold

- THREE BEDROOMS
- WHITE BATHROOM SUITE
- MODERN KITCHEN
- LIVING/DINING ROOM
- PRIVATE REAR PATIO GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING
- PRESENTED IN EXCELLENT ORDER

This delightful Victorian bay fronted property is presented in excellent order throughout offering three-bedroom accommodation with a modern kitchen and white bathroom suite. The south facing through living/dining room is a particular feature looking onto the private rear patio garden. Benefiting from UPVC double glazed windows and gas central heating.

Situated in the favoured Poets Corner district of Hove within walking distance of Hove mainline station and seafront. An abundance of eateries, cafes and shopping facilities are all within easy reach. The property is also in the catchment for outstanding local schools.

ENTRANCE HALL Radiator, understairs cupboard.

KITCHEN Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent work surface with range of cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with stainless steel extractor over, eye level double oven, integrated dishwasher, space for fridge/freezer, plumbing for washing machine, tiled floor and splashback, UPVC double glazed window, radiator, door to garden.

LIVING/DINING ROOM Gas fire with tiled surround and hearth, timber mantle over, UPVC double glazed south facing bay window, two radiators, fitted shelves and cupboards in alcoves, UPVC double glazed window overlooking the garden.

LANDING Hatch to fully boarded loft space with pull down ladder, light and velux window. Fitted cupboard.

BEDROOM 1 UPVC double glazed south facing bay window, radiator.

BEDROOM 2 UPVC double glazed window, feature fireplace, fitted wardrobe, radiator.

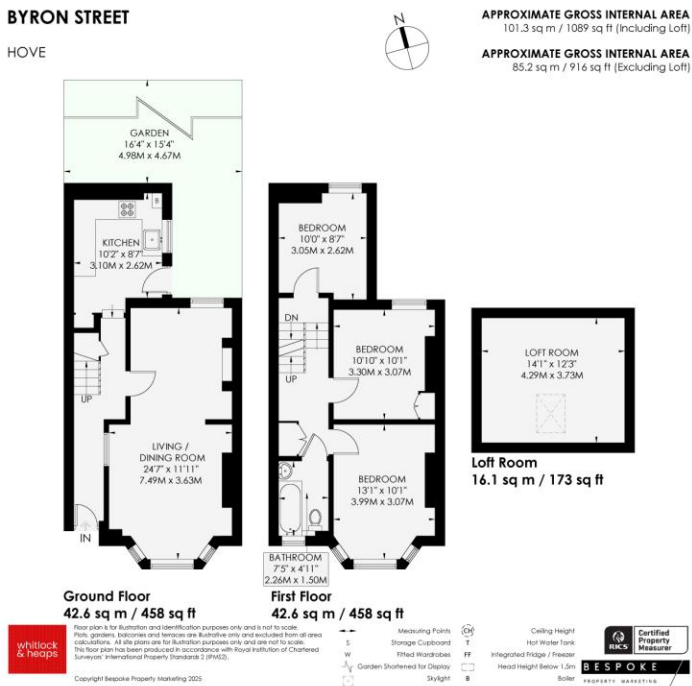
BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising tiled panelled bath with 'Triton' shower over, pedestal wash hand basin, low level w.c, heated ladder style towel rail, part tiled walls, UPVC double glazed window.

OUTSIDE

REAR PATIO GARDEN Fully enclosed being low maintenance and decked.

Council Tax Band C (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.



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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