

# Hythe Road

## Brighton

**LEXTONS** / SALES  
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COMMERCIAL



## About the property

Guide Price £850,000- £900,000

A wonderfully presented and versatile four/five bedroom family home situated in the highly sought after location of the popular Fiveways district of Brighton. Immaculately presented this is one property not to be missed.

Spanning four floors this home is the epitome of style and versatility. The hub of the home is found on the lower floor with an on spec high end kitchen diner with a range of integrated appliances being presented to exacting standards. Bifold doors lead out onto a low maintenance sunny south facing garden. The reception room with stripped wood floors blend seamlessly into this space. Warm and inviting with a superb wood burner all add to the character and warmth that this home affords. Ascending the stairs to the ground floor there is an additional reception room and bedroom coupled with a superbly appointed shower room.

The first floor boasts two double bedrooms and a bathroom that oozes elegance and style and features an egg shaped bath. The second floor also has an additional double bedroom.

This is a gem of a home, refurbished to an extremely high standard and in a superb location. In short, don't miss out!

Hythe Road runs between Ditchling Road and Lowther Road. Being in the popular Fiveways area, you have a great selection of cafes, bakeries and other independent shops. Access to London is easy from either London Road station or Preston Park station. Hollingbury Park and Preston Park are two popular places for families to spend time and socialise. You will also find many highly accredited local schools within a short walk. Hythe Road is also to be sold with no onward chain.

## Hythe Road Brighton



4

BEDROOM

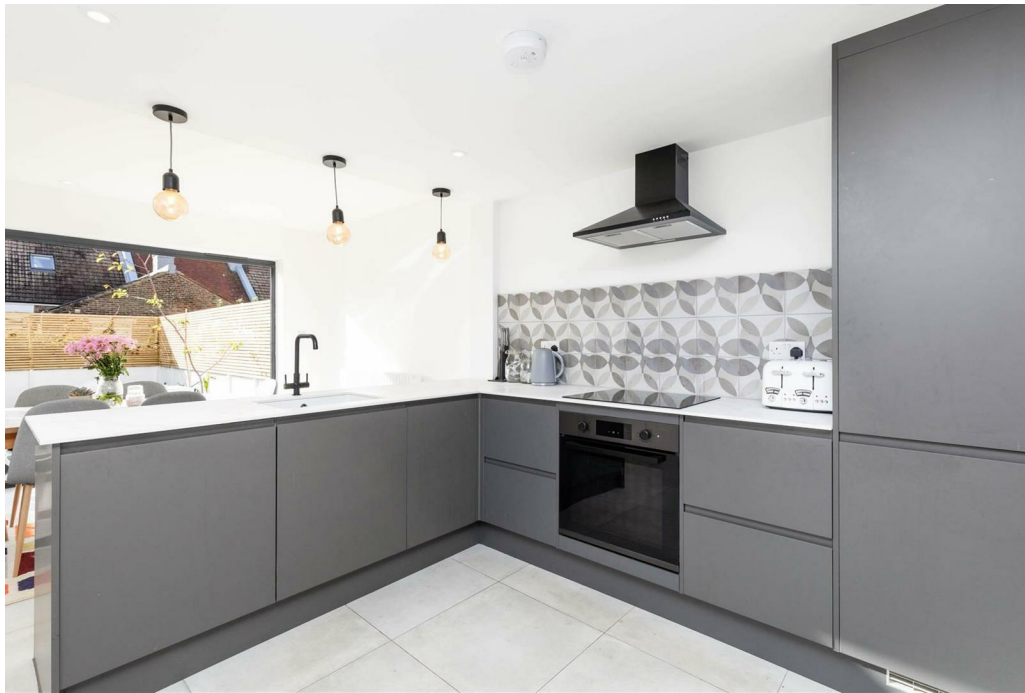
2

RECEPTION

2

BATHROOM





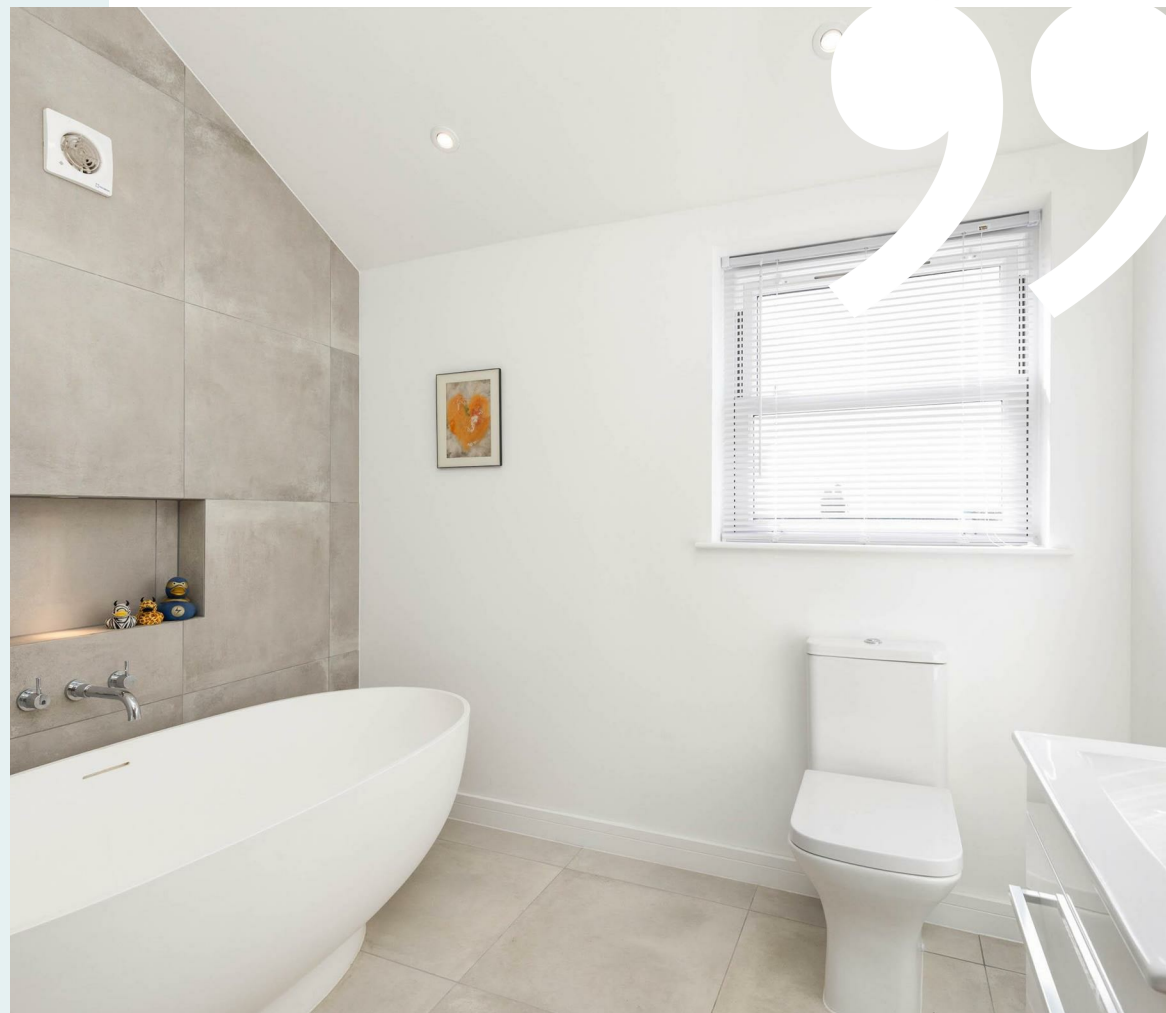


## What the owner says

What the owner says...

"Fiveways is a lovely place to be - friendly, safe and intimate with a real sense of community.

Its a village in a city - all you need on your doorstep with all you could want in walking distance."

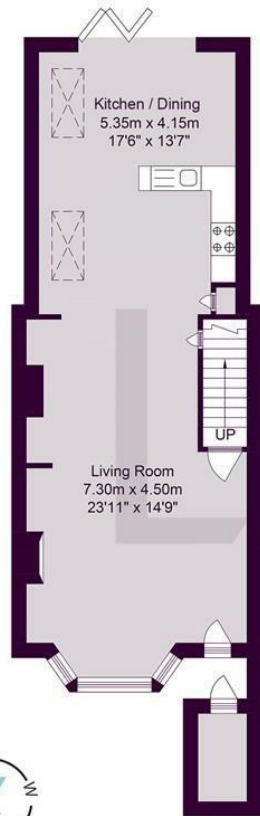


SCAN HERE TO OFFER ON THIS PROPERTY

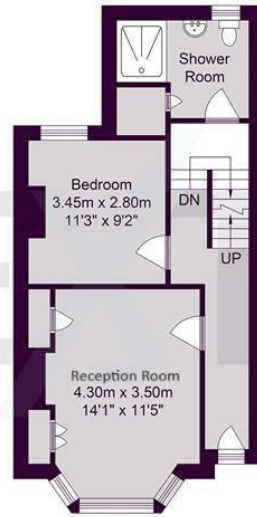




Lower Ground Floor



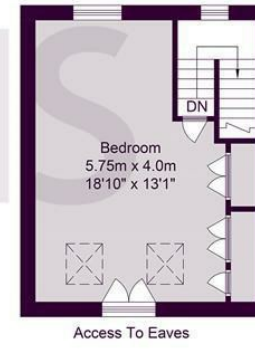
Ground Floor



First Floor



Second Floor



Approximate gross Internal floor Area 153.98 sq m/ 1657.42 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>		71	81
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
<i>Not energy efficient - higher running costs</i>			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	