



55B Hallyburton Road, Hove, BN3 7GP

£2,300 Per month

Welcome to Hallyburton Road, Hove - a charming location for this delightful four-bedroom mid-terrace house. Spread over three floors, this property boasts ample space with living room and conservatory, family bathroom, with a generous 1,173 sq ft of living area.

As you step inside, there is a kitchen complete with a utility room, perfect for all your culinary adventures. The living room is a cosy retreat, ideal for relaxing evenings, while the conservatory offers a bright and airy space to enjoy your morning coffee.

One of the highlights of this property is the large rear garden and deck. Conveniently located close to the mainline railway station. Viewing is highly recommended.

Entrance Hall

Living Room

11'2 x 10'7 (3.40m x 3.23m)

Kitchen

10'10 x 10'10 (3.30m x 3.30m)

Utility Room

7'4 x 7'4 (2.24m x 2.24m)

Conservatory

First floor Landing

Bedroom One

11'11 x 11' (3.63m x 3.35m)

Bedroom Two

11'4 x 11 (3.45m x 3.35m)

Bedroom Three

7'6 x 7'6 (2.29m x 2.29m)

Second Floor Landing

Bedroom Four - Attic

13'3 x 13 max (4.04m x 3.96m max)

Other information

UNFURNISHED

AVAILABLE DATE: 03.06.2024

COUNCIL TAX BAND: Tax band C

LOCAL AUTHORITY: Brighton and Hove Council

PARKING: On street parking - Permit Zone 11

DEPOSIT: £2,653.85

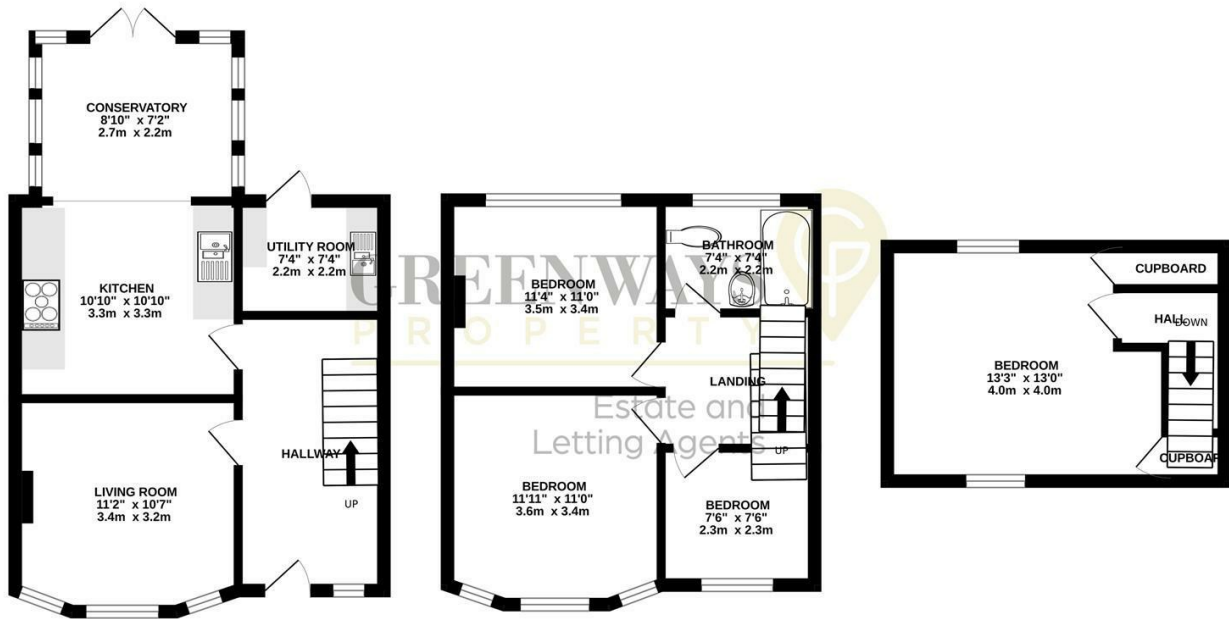
TENACY LENGTH: 12 Months + (Pref)

Floor Plan

GROUND FLOOR
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR
274 sq.ft. (25.4 sq.m.) approx.

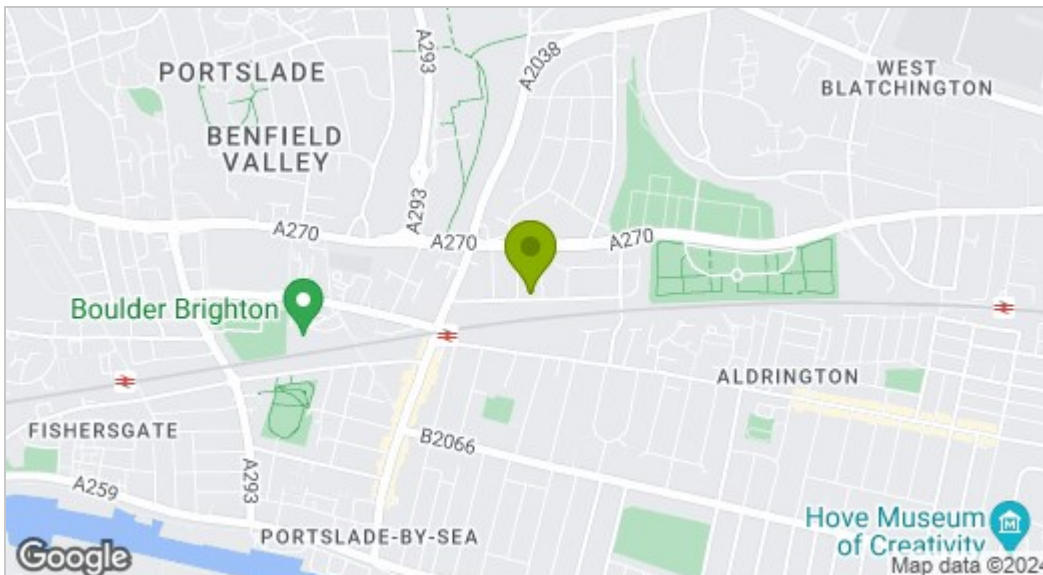
2ND FLOOR
150 sq.ft. (14.0 sq.m.) approx.



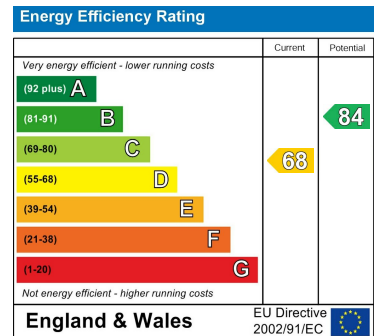
TOTAL FLOOR AREA : 1174sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Area Map



Energy Efficiency Graph



PLEASE NOTE:

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

- All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
- Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
- Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
- The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

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