

ard  
Estate Agents

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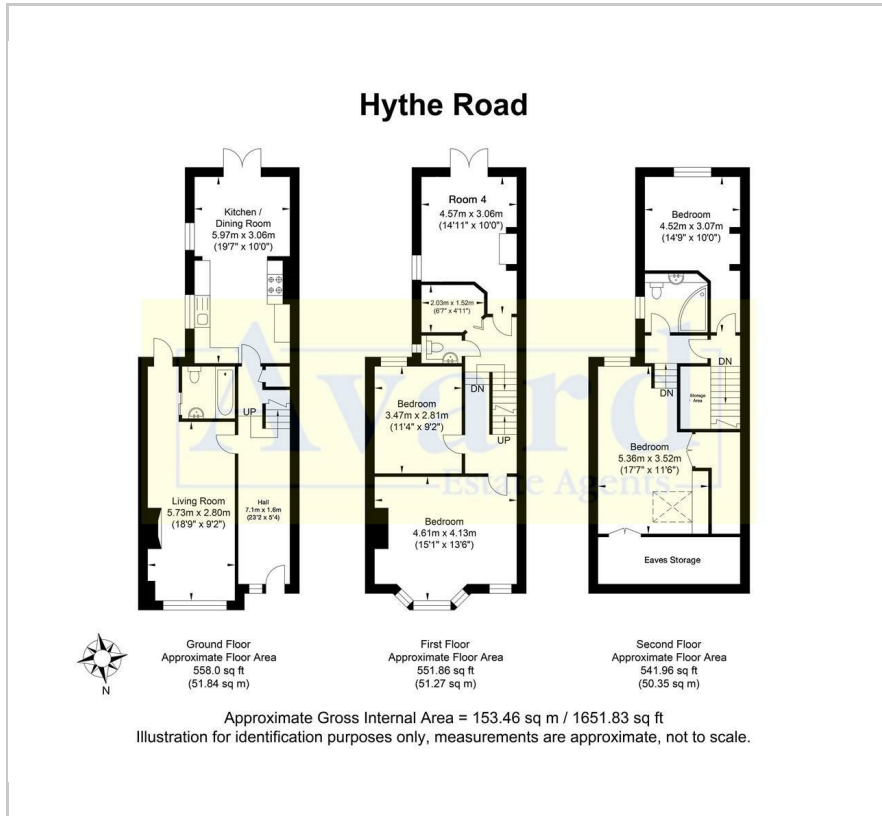
6 Hythe Road  
Brighton, BN1 6JS  
**£750,000**



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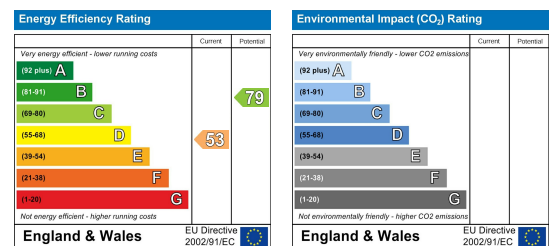
## Floor Plan



## Area Map



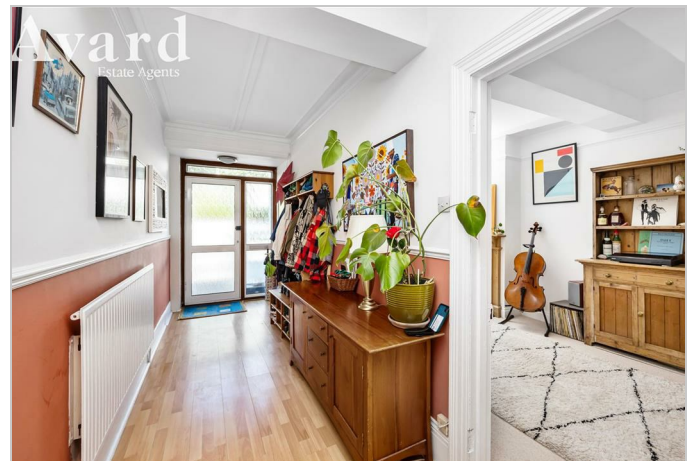
## Energy Efficiency Graph



## Viewing

Please contact our Avard Estate Agents Office on 01273696000 if you wish to arrange a viewing appointment for this property or require further information.

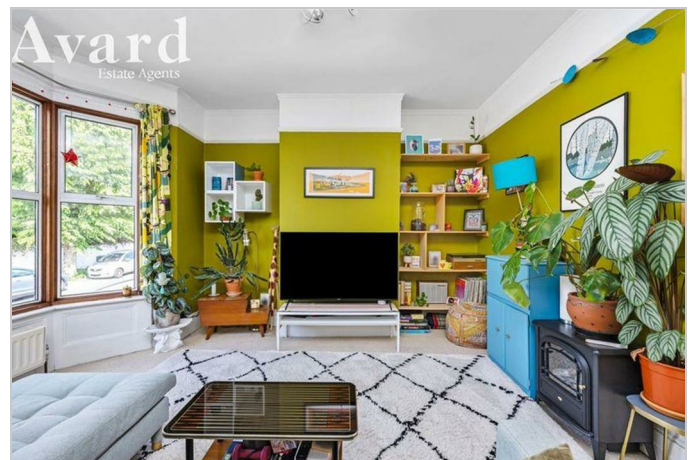
- Over 1,650 Square Feet
- Excellent School's Close By
- Terraced House
- Close To Fiveways
- South Facing Rear Garden
- Must Be Viewed



Avard Estate Agents are delighted to offer for sale this fantastic family home with ample versatile living and entertaining space spread over three floors, a sunny south-facing garden with 1st floor balcony, and sea views.

Situated in the heart of the highly desirable, vibrant Fiveways area of Brighton providing a wide variety of local shops and services, including a boutique wine shop, organic green grocer, markets, pubs, the Post Office, and the popular Flour Pot bakery/coffee shop sitting right at the end of the Road. Some of the city's most highly regarded schools are within walking distance, including Balfour, Dorothy Stringer and Varndean, along with both Blakers Park and Preston Park. Preston Park train station is approximately 1km, providing commuter links to Gatwick Airport, London and beyond. Local bus services pass nearby, providing quick and easy access to Brighton city centre and the seafont.

Accommodation comprises a large entrance hallway, living room, kitchen/dining room and bathroom on the ground floor. On the first floor, landing, two bedrooms, further room currently a second kitchen area, with south facing balcony overlooking the garden (which could be converted back to a bedroom) and a separate W/C. Second floor, landing, a large loft bedroom, a double bedroom and bathroom. Outside is a southerly aspect rear garden. 6 Hythe Road has been owned and loved by the same family for the past 40 years, showing its versatility as a home that grows with you, with every need and desire close to hand.



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.