



# 60 Clarendon Road

Hove BN3 3WQ

Asking Price: £525,000

- FOUR DOUBLE BEDROOMS
- MODERN SHOWER ROOM
- OPEN PLAN KITCHEN/LIVING ROOM
- SOUTH FACING GARDEN
- TWO STREET ENTRANCES
- VERSATILE ACCOMMODATION
- CENTRAL LOCATION
- NO ONWARD CHAIN

An elegant and characterful Victorian bay fronted residence, arranged over three well-proportioned floors and offering versatile accommodation extending to four double bedrooms. This beautifully maintained home is presented in excellent decorative order throughout. Of particular note is the impressive open plan kitchen and reception space situated at garden level, thoughtfully designed to create a bright and sociable heart of the home. This inviting area flows effortlessly onto a south facing patio garden, providing an ideal setting for al fresco dining, entertaining, or quiet relaxation. Perfectly positioned in a highly sought-after central location, the house lies within just a short stroll of Hove mainline station, providing convenient transport links, as well as the picturesque seafront. An excellent selection of independent boutiques, artisan cafés, and well-regarded eateries can be found nearby, contributing to the vibrant and desirable lifestyle this location affords.

**GARDEN LEVEL** Private street entrance.

**KITCHEN/DINING AREA** Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob, electric oven, tiled splashback, radiator, UPVC double glazed window and door to the front.

**LIVING AREA** Radiator, sliding patio doors to garden.

**CLOAKROOM** Comprising sink with cupboard under, low level w.c.

**RAISED GROUND FLOOR**

**PRIVATE STREET ENTRANCE**

**ENTRANCE HALL** Radiator, UPVC double glazed window.

**BEDROOM 3** UPVC double glazed bay window, radiator.

**BEDROOM 4** UPVC double glazed window, radiator.

**TOP FLOOR**

**LANDING** Hatch to loft space, cupboard housing hot water cylinder.

**BEDROOM 1** UPVC double glazed bay window, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

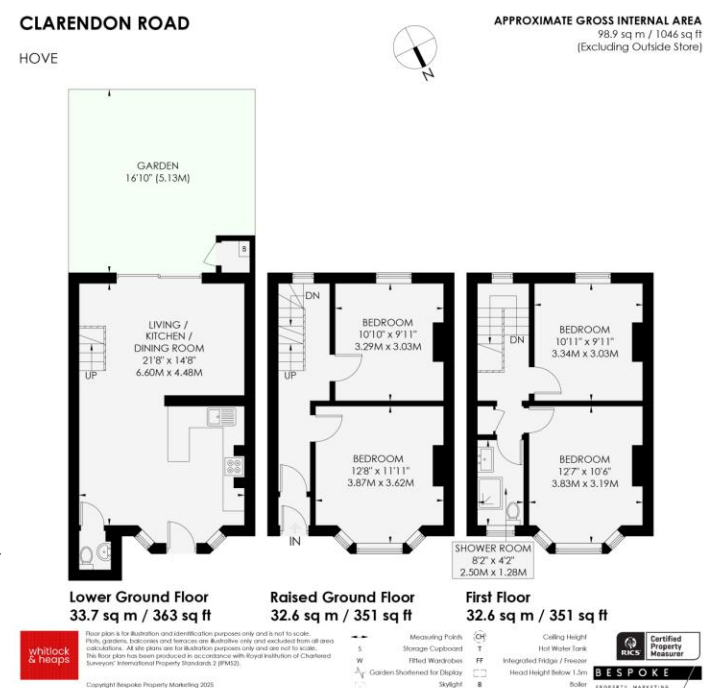
**SHOWER ROOM** Comprising walk in shower, sink with cupboard under, low level w.c, part tiled walls, radiator, UPVC double glazed window.

**OUTSIDE**

**SOUTH FACING PATIO GARDEN**

**Council Tax Band C** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://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		81 B
69-80	C		
55-68	D	61 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.