



# 13 Frith Road

Hove BN3 7AJ

Guide Price: £825,000 - £860,000

- STUNNING FAMILY HOME
- SKILFULLY EXTENDED
- FIVE DOUBLE BEDROOMS
- TWO BATHROOMS

- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- SECLUDED REAR GARDEN
- RETENTION OF PERIOD FEATURES

Whitlock and Heaps are delighted to offer for sale this stunning family home that has been skilfully and tastefully updated with the retention of many period features. The five double bedroom accommodation is presented in excellent order throughout featuring a through living/dining room and double aspect kitchen/breakfast room that leads onto the secluded rear garden. Situated in the desirable Artists corner of Hove within walking distance of Hove mainline station and seafront. An array of local independent shops, cafes and restaurants are all within easy reach along with Waitrose superstore and Hove Park.

**ENTRANCE HALL** Exposed floorboards, understairs cupboard.

**KITCHEN/BREAKFAST ROOM** Double aspect. Incorporating sink unit with drainer and mixer tap, adjacent work surface with range of cupboards and drawers under, matching eye level wall cupboards, inset ceramic hob with extractor over, eye level oven and microwave, integrated fridge/freezer, washing machine and dishwasher, tiled splashback, UPVC double glazed windows, fitted cupboard, radiator, French doors to garden.

**LIVING ROOM** Fireplace with tiled insert and hearth, UPVC double glazed bay window, exposed floorboards, radiator, coving.

**DINING ROOM** Feature fireplace, exposed floorboards, coving, radiator, French doors to garden.

#### FIRST FLOOR LANDING

**BEDROOM 1** Feature fireplace with tiled insert, range fitted wardrobes, separate cupboard, UPVC double glazed bay window with fitted window seat and four cupboards under, radiator, coving.

**BEDROOM 3** Feature fireplace with tiled insert and mantle over, fitted cupboard, UPVC double glazed window, radiator.

**BEDROOM 4** Feature fireplace with carved surround, radiator, UPVC double glazed window.

**BATHROOM** Comprising panelled bath with mixer tap and separate shower over, wash basin with cupboard under, low level w.c, tiled floor, part tiled walls, UPVC double glazed window, heated ladder style towel rail.

#### TOP FLOOR LANDING

Sky light.

**BEDROOM 2** Two velux windows, eaves storage, fitted cupboard, radiator.

**BEDROOM 5** UPVC double glazed window, radiator.

**SHOWER ROOM** Comprising walk in shower with tiled surround, wash basin with two drawers under, low level w.c, UPVC double glazed window, sky light, heated ladder style towel rail.

#### OUTSIDE

**FRONT GARDEN** Low maintenance with established planting and pebble cover.

**REAR GARDEN** Laid to lawn with area of decking, established shrubs and planting, shed.

**Council Tax Band D** (taken from [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.

#### FRITH ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA  
139.3 sq m / 1498 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		80 C
55-68	D	63 D	
39-54	E		
21-38	F		
1-20	G		

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