

**Spencer
& Leigh**

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www.spencerandleigh.co.uk
FOR SALE

13 Saxon Road, Hove, East Sussex, BN3 4LE

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Guide Price £700,000 - £725,000 Freehold

- Desirable Wish Park and Hove Lagoon location
- Requires some modernisation
- Arranged over three floors
- Family bathroom, separate WC
- En-suite to main bedroom
- Laid to lawn rear garden
- Four good size bedrooms
- Open plan lounge/dining room/kitchen
- West aspect facing property
- Close to Hove Junior School and St Christopher's Prep School

GUIDE PRICE £700,000 - £725,000

Situated just off the bustling Hove seafront promenade with its new paddle courts, skate boarding park and Hove Lagoon with its popular water sports. This charming four-bedroom house on Saxon Road offers a perfect blend of comfort and potential. Spanning an impressive 1,483 square feet, the property has an open-plan lounge/dining room with an arch way leading to the white fitted kitchen creating a welcoming atmosphere, perfect for family gatherings or hosting friends.

The house is arranged over three floors and boasts four well-proportioned bedrooms, providing ample space for a growing family or guests. The main bathroom and an en-suite bathroom ensure convenience and privacy for all occupants.

Step outside to discover a lovely lawned rear garden, which presents an excellent opportunity for those looking to enhance their outdoor space and make it truly their own. The location is particularly appealing, as it is within walking distance to the popular Wish Park and local popular Primary schools.

This property is not just a house; it is a home waiting for you to add your personal touch. With its prime location and generous living space, it is an ideal choice for anyone seeking a vibrant community and a comfortable lifestyle in Hove.



Saxon Road is a popular location within Hove. The location is always considered to be excellent with local parks, Hove Seafront and local shopping facilities all within easy reach. Local road networks are easily accessible, as are commuter links by train.



Entrance
 Entrance Hallway
 Sitting Room
 16'9 x 13'2
 Dining Room
 14'1 x 11'3
 Kitchen
 11'1 x 7'10
 Stairs rising to First Floor

Bedroom
 16'8 x 12'9
 Bedroom
 14'1 x 12'10
 Bedroom
 10'7 x 5'10

Family Bathroom
 Separate Cloakroom
 Stairs rising to Second Floor

Bedroom
 17'10 x 13'7
 En-suite Bath/Shower Room/WC

OUTSIDE
 Rear Garden

Property Information
 Council Tax Band C: £2,292.84 2026/2027
 Utilities: Mains Gas, Mains Electric. Mains water and sewerage
 Parking: Restricted on street parking - Zone W
 Broadband: Standard 16 Mbps and Ultrafast 1800 Mbps available (OFCOM checker)
 Mobile: Fair/Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

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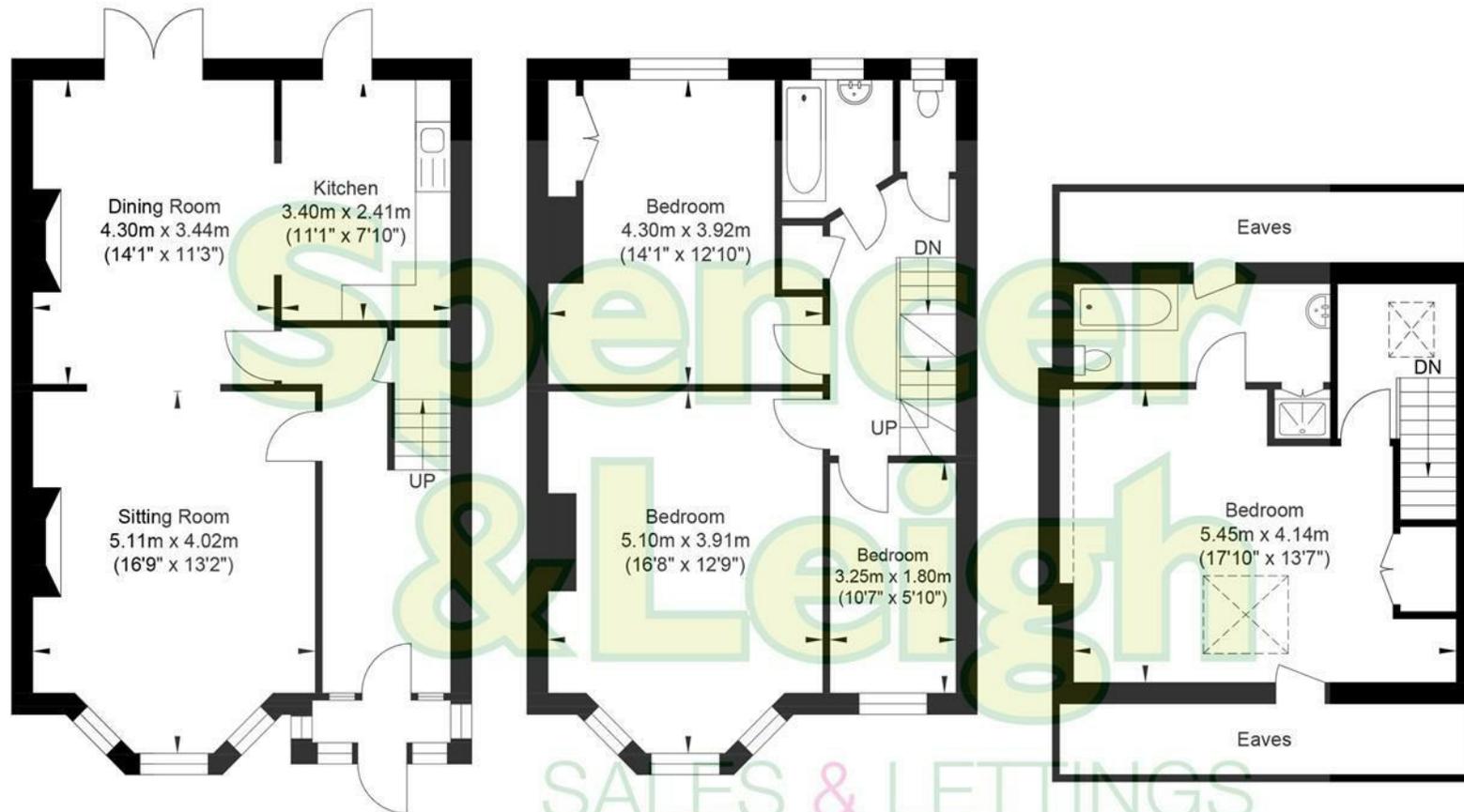
Council:- BHCC
 Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C		
(55-68) D		
(39-54) E	50	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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Saxon Road



Ground Floor
Approximate Floor Area
587.60 sq ft
(54.59 sq m)

First Floor
Approximate Floor Area
559.72 sq ft
(52.0 sq m)

Second Floor
Approximate Floor Area
336.15 sq ft
(31.23 sq m)



Approximate Gross Internal Area (Excluding Eaves) = 137.82 sq m / 1483.47 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.