



60 Clarendon Road

Hove BN3 3WQ

Asking Price: £500,000

- 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).

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		

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