



## 55B Hallyburton Road, Hove, BN3 7GP

Welcome to Hallyburton Road, Hove - a charming location for this delightful four-bedroom mid-terrace house. Spread over three floors, this property boasts ample space with living room and conservatory, family bathroom, with a generous 1,173 sq ft of living area.

As you step inside, there is a kitchen complete with a utility room, perfect for all your culinary adventures. The living room is a cosy retreat, ideal for relaxing evenings, while the conservatory offers a bright and airy space to enjoy your morning coffee.

One of the highlights of this property is the large rear garden and deck. Conveniently located close to the mainline railway station. Viewing is highly recommended.

**£2,500 Per month**

# 55B Hallyburton Road, Hove, BN3 7GP



- Four Bedroom House
- Living room and conservatory
- Three Storeys
- Kitchen/Breakfast room and separate utility room
- Large rear garden
- Available - Unfurnished

## Entrance Hall

Double glazed front door, stairs leading to first floor, under stairs cupboard housing consumer unit and door to the kitchen.

## Living Room

**11'2 x 10'7 (3.40m x 3.23m)**

Southerly aspect double glazed windows overlooking the front garden.

## Kitchen

**10'10 x 10'10 (3.30m x 3.30m)**

Fitted kitchen with floor and wall mounted units, space for appliances (to be confirmed), roll top work surface with stainless steel sink and drainer with mixer tap and four ring gas hob with electric oven beneath and extractor over. Opening to conservatory overlooking the rear garden.

## Utility Room

**7'4 x 7'4 (2.24m x 2.24m)**

Matching units to kitchen, space and plumbing for appliances. Door leading to garden.

## Conservatory

**8'10 x 7'2 (2.69m x 2.18m)**

Doors leading to garden.

## First floor Landing

Doors to all rooms and stairs to upper and lower floors.

## Bedroom One

**11'11 x 11' (3.63m x 3.35m)**

Double glazed windows overlooking Hallyburton Road.

## Bedroom Two

**11'4 x 11 (3.45m x 3.35m)**

Double glazed window overlooking the rear garden.

## Bedroom Three

**7'6 x 7'6 (2.29m x 2.29m)**

Double glazed windows overlooking Hallyburton Road.

## Bathroom

**7'4 x 7'4 (2.24m x 2.24m)**

Bath with shower attachment over, low level close coupled WC, wash basin and windows to the rear with obscured glass.

## Second Floor Landing

Door to attic bedroom.

## Bedroom Four - Attic

**13'3 x 13 max (4.04m x 3.96m max)**

Sloping ceilings, Velux windows to front and rear with deep storage cupboard.

## Rear Garden

Patio and raised deck area leading to rear garden, fenced with lawn area.

## Other information

UNFURNISHED

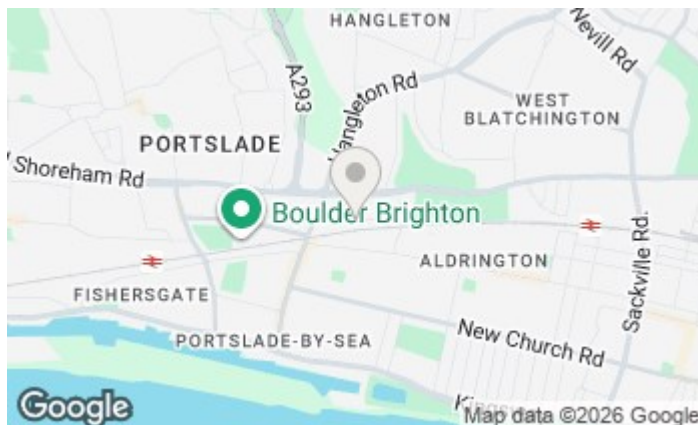
AVAILABLE DATE: NOW

COUNCIL TAX BAND: Tax band C

LOCAL AUTHORITY: Brighton and Hove Council

PARKING: On street parking - Permit Zone 11

DEPOSIT: £2884.61



## Directions

01273 28 68 98

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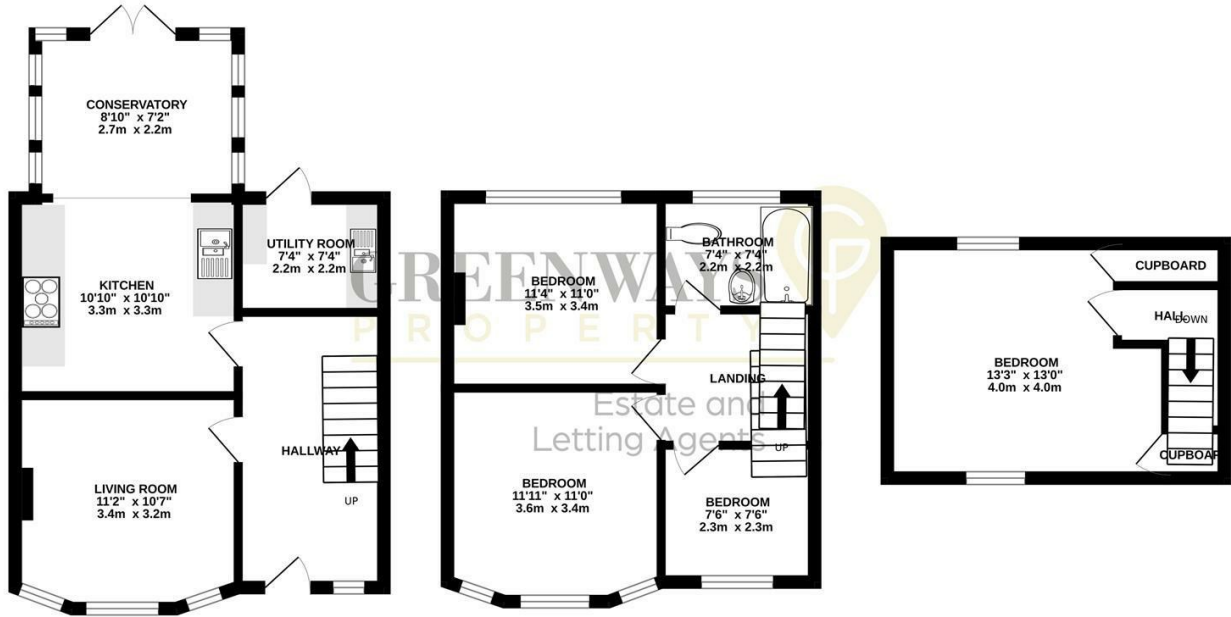


# Floor Plan

GROUND FLOOR  
342 sq.ft. (31.8 sq.m.) approx.

1ST FLOOR  
274 sq.ft. (25.4 sq.m.) approx.

2ND FLOOR  
150 sq.ft. (14.0 sq.m.) approx.



TOTAL FLOOR AREA : 1174sq.ft. (109.1 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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**PLEASE NOTE:**

Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for errors, omissions, or misstatements. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries of the property. None of the descriptions whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also, any planning permissions/building regulations claimed to be correct are also not guaranteed.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>84</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>68</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	