



17 Rothbury Road

Hove BN3 5LG

Guide Price £900,000 - £950,000
Freehold

- EXCELLENT FAMILY HOME
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- MODERN FAMILY BATHROOM

- FANTASTIC KITCHEN/LIVING SPACE
- SITTING/DINING ROOM
- UTILITY AREA AND CLOAKROOM
- PRIVATE DRIVE

This attractive 1930s semi-detached family home has been thoughtfully extended to provide superb open-plan ground floor accommodation. The bright and spacious layout offers flexibility, with the option to separate the living areas as required. A stunning extended dining area features a pitched roof and two sets of sliding doors opening onto the generous rear garden. The established and secluded garden is a standout feature, providing a peaceful retreat and benefiting from a garden room/home office, ideal for remote working or hobbies. Arranged over the first and second floors are four well-proportioned bedrooms, including a principal bedroom with ensuite shower room, along with a modern family bathroom. To the front of the property is a private driveway providing off-road parking. The home is situated in a highly desirable tree-lined location, within a short walk of Hove seafront and Portslade mainline station, offering direct links to London. A range of independent shops, cafés, and eateries are also conveniently close by.

ENTRANCE HALL Tiled floor, radiator.

CLOAKROOM Comprising low level w.c, sink with cupboard under, heated ladder style towel rail, UPVC double glazed window, part tiled walls.

UTILITY AREA Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards under, matching eye level wall cupboards, space for fridge/freezer, plumbing for washing machine and tumble dryer, door to side, opening to:

KITCHEN/LIVING AREA A stunning extended space with pitched roof and two sets of sliding doors leading onto the delightful garden. Incorporating sink with mixer tap, adjacent granite worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring ceramic hob with stainless steel extractor over, double oven, dishwasher, tiled splashback, four velux windows, radiator, UPVC double glazed window over looking the garden.

SITTING/DINING ROOM A wonderful through room with casement doors leading onto the kitchen, two feature fireplaces, fitted cupboards and shelves in alcoves, two radiators, UPVC double glazed bay window.

FIRST FLOOR

LANDING Cupboard housing 'Worcester' gas fired boiler.

BEDROOM 2 UPVC double glazed bay window, radiator.

BEDROOM 3 Two fitted double wardrobes, UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM Modern suite comprising freestanding bath, separate walk-in shower with tiled surround, sink with cupboard under, low level w.c, two heated ladder style towel rails, tiled floor, part tiled walls, UPVC double glazed window.

TOP FLOOR

MASTER BEDROOM UPVC double glazed window offering far reaching views, two radiators, velux window, eaves cupboard, fitted cupboard.

ENSUITE SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c, UPVC double glazed frosted window, tiled walls and floor.

OUTSIDE

PRIVATE DRIVE

REAR GARDEN With raised deck leading to lawned rear garden, gate offering side access.

SUMMERHOUSE/HOME OFFICE.

Light and windows and door to garden, second floor ideal for storage.

Council Tax Band D (taken from the government website, www.brighton-hove.gov.uk/council-tax).

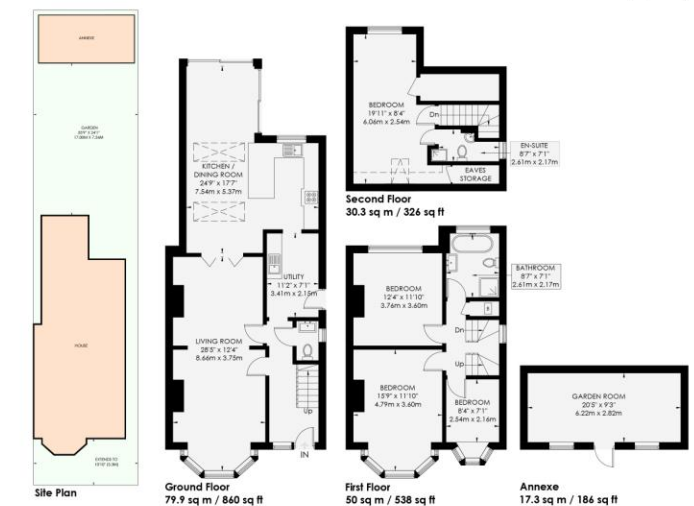
We recommend that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

ROTHBURY ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
177.5 sq m / 1910 sq ft

INCLUDING LIMITED USE AREA OF
19.8 sq m / 213 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		77 C
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
01273 778577



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