



P Permit holders only 9 am - 8 pm

35 Hythe Road
Brighton, East Sussex BN1 6JR
Asking Price £650,000

 **DAVID & CO**

35 Hythe Road, Brighton, East Sussex BN1 6JR

A lovely 3 bedroom, 3 reception room terraced house situated in the heart of the Fiveways community. The property is nicely presented with light, bright accommodation arranged over 2 floors comprising on the ground floor: entrance hall, lounge with fireplace, separate dining room and breakfast room leading to the kitchen. On the first floor there is a main bedroom with fitted wardrobe cupboards, and two additional bedrooms and modern bathroom with white suite. Outside the property has a lovely rear garden. Further benefits include gas central heating and double glazed windows. * * VIEWING HIGHLY RECOMMENDED * *

Location

Situated in the heart of the highly desirable, vibrant Fiveways area and just a short walk from local shopping facilities, good cafes and bars, and with the local shops delivering an excellent range of locally sourced produce. The favoured Balfour, Dorothy Stringer and Varndean schools campus is within easy walking distance and both Blakers Park and Preston Park with their recreational facilities are close to hand. Both Brighton and Preston Park mainline stations are within easy reach providing a commuter service to Gatwick and London, and local bus services are nearby in Ditchling Road providing access to Brighton city centre and the seafront.

Accommodation

All measurements are approximate.

Ground Floor

Inner Hallway

With a front door leading in, Stripped wooden flooring and radiator. Dado rail. Staircase leading up to the first floor with understairs storage cupboard.

Lounge 13'8 max x 11'5 max (4.17m max x 3.48m max)

Double glazed square bay window overlooking the front. Feature fireplace surround with hearth and mantle over. Stripped wooden door and flooring. Picture rail, coved ceiling and storage cupboard fitted into the chimney breast recess.

Dining Room 11'8 x 9'6 max (3.56m x 2.90m max)

Double glazed window overlooking the rear. Feature fireplace surround with hearth and mantle. Shelved storage cupboard fitted into chimney recess. Stripped wooden door and flooring. Radiator and picture rail.

Breakfast Room 9'10 x 9'9 max (3.00m x 2.97m max)

Double glazed window overlooking the side.

Fireplace surround with hearth and wooden shelf over. Fitted display shelving. Stripped wooden door and flooring.

Kitchen 9'8 x 8'1 (2.95m x 2.46m)

A lovely fitted kitchen with a range of wall and base units and wooden worktop surfaces over. Inset sink and drainer unit with mixer tap and tiled splashback. Inset 4 ring gas hob with fitted oven below and cooker hood over. Corner carousel storage cupboard. Space and plumbing for both the washing machine and a slimline dishwasher. Cupboard housing wall mounted 'Ideal' boiler. Recessed spotlights and tiled flooring. Double glazed window overlooking the rear garden and a further double glazed window and door to the side leading out.

First Floor

Landing

Hatch leading to loft space with pull down wooden tri-fold ladder.

Bedroom 3 10'3 x 9'9 max (3.12m x 2.97m max)

With a double glazed window overlooking the rear garden. Feature fireplace surround with hearth. Radiator. Stripped wooden flooring

Bathroom 7'11 x 6'0 (2.41m x 1.83m)

Fitted with a white suite to comprise an enclosed panelled bath with mixer tap and shower attachment. Wall mounted shower fitment with overhead 'Drench' style shower head. Low level W/C with push button flush. Pedestal wash basin with mixer tap. Radiator. Tiled flooring. Chrome 'ladder style' heated towel rail. Recessed spotlights. Double glazed patterned window.

Bedroom 2 11'7 x 9'7 max (3.53m x 2.92m max)

Double glazed window overlooking the rear garden. Feature fireplace surround with hearth and mantle. Radiator. Shelved storage cupboard fitted into chimney breast recess. Picture rail and wooden flooring.

Bedroom 1 13'11 x 13'10 max (4.24m x 4.22m max)

Double glazed square bay window overlooking the front with additional double glazed window beside. Feature fireplace surround with mantle. Radiator. Shelved wardrobe cupboards with hanging rail and drawers fitted into chimney breast recesses. Picture rail and 2 wall light points.

Loft Space

A boarded loft with light and Velux window.

Outside

Front Garden

A formal front garden with steps leading up to the front door.

Rear Garden

A lawned rear garden enclosed by walling with raised patio to the rear. Shrub planters to the sides and an outside water tap.

Information

EPC INFORMATION Full Energy Performance Certificate available on request

APPLIANCES AND SERVICES: The appliances and services mentioned have not been tested therefore we are unable to verify that they are in working order. The buyer is advised to obtain verification from their solicitor or surveyor.

TENURE: We understand from our client that the property is freehold.

THINKING OF SELLING? For a Free Current Market Appraisal please contact us.

VIEWING: Strictly by appointment only through David & Co 132a Preston Drove, Brighton, BN1 6FJ.



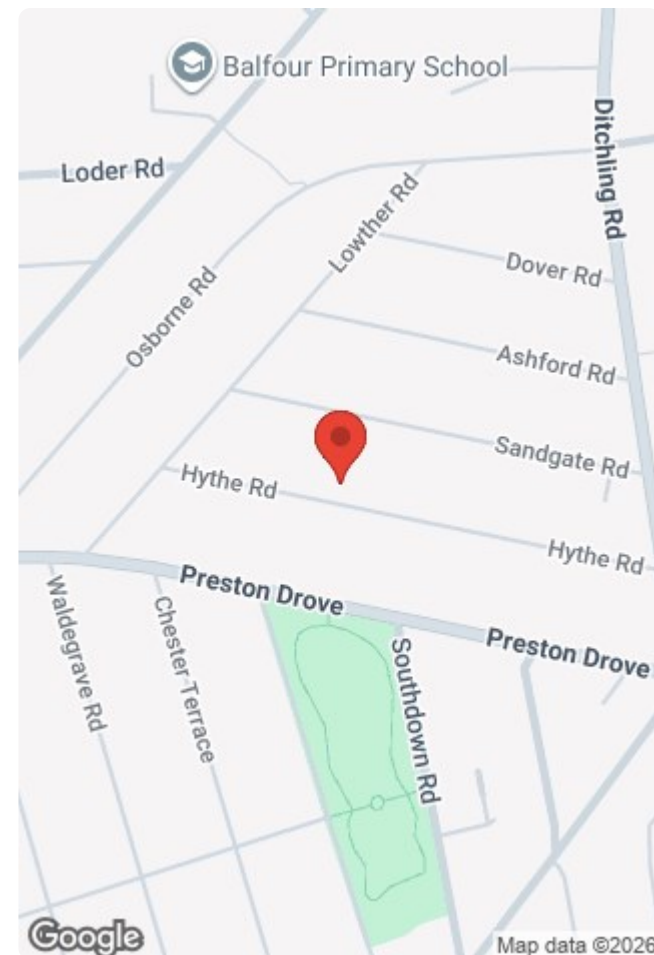


Ground Floor
Area: 51.3 m² ... 552 ft²

First Floor
Area: 51.7 m² ... 556 ft²

Total Area: 103.0 m² ... 1109 ft²

All measurements are approximate and for display purposes only.



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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		
EU Directive 2002/91/EC		

