



67 Byron Street

Hove BN3 5BB

Asking Price £650,000

- EXTENDED VICTORIAN PROPERTY
- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- SPACIOUS FAMILY BATHROOM

- FULL WIDTH KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- PATIO GARDEN
- NO ONWARD CHAIN

An attractive Victorian bay fronted home situated in the highly sought-after Poets Corner district of Hove, offering thoughtfully updated and extended accommodation arranged over three floors.

The property successfully combines the character and proportions of a period home with a practical layout suited to modern family living. The ground floor features a spacious bay fronted living/dining room, providing generous space for both seating and entertaining, while to the rear is an impressive full width kitchen/breakfast room. This bright and sociable space forms a real focal point of the house and provides direct access onto the private patio garden.

Arranged over the upper floors are three well-proportioned double bedrooms, complemented by a contemporary en-suite shower room and a spacious family bathroom. The house has been thoughtfully improved and extended over recent years, creating versatile and comfortable accommodation whilst retaining the appeal of its Victorian origins.

Outside, the private rear patio garden provides a pleasant and low-maintenance space for outside dining and entertaining.

Poets Corner remains one of Hove's most popular residential locations, particularly with families and commuters. Hove mainline station and the seafront are both within walking distance, together with an excellent selection of independent shops, cafés, pubs, restaurants and everyday amenities. The area is also well served by highly regarded local schools.

Offered for sale with the additional advantage of no onward chain, this is an appealing period home in a consistently sought after Hove location.

ENTRANCE HALL Storage, engineered wood floor, radiator.

KITCHEN/BREAKFAST ROOM Incorporating 1 ½ bowl sink unit with drainer, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, electric hob and oven, space for fridge/freezer and washing machine, integrated dishwasher, tiled splashback, radiator, French doors to garden.

LIVING/DINING ROOM South facing UPVC double glazed sash bay window, feature fireplace, two radiators, wood floor, door to garden.

FIRST FLOOR

LANDING

BEDROOM 2 Feature fireplace, UPVC double glazed sash window, fitted wardrobe, radiator, exposed floor.

BEDROOM 3 UPVC double glazed window, radiator, exposed floorboards.

BATHROOM Modern white suite comprising roll top bath with telephone style shower attachment, separate shower, pedestal wash hand basin, low level w.c., radiator, 'Worcester' gas fired boiler.

TOP FLOOR

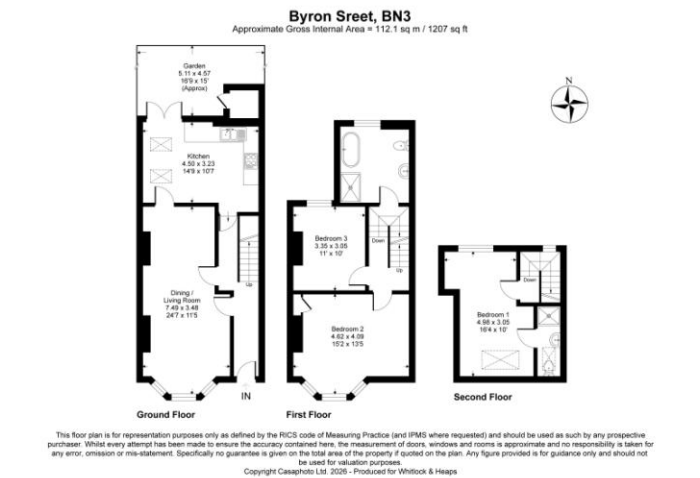
BEDROOM 1 Two UPVC double glazed sash windows, velux window, fitted storage, radiator, parquet floor.

ENSUITE Comprising walk in shower, wash basin, low level w.c., part tiled walls, tiled floor, velux window, heated ladder style towel rail.

OUTSIDE

REAR PATIO Decked with covered area having plumbing for washing machine.

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		85 B
69-80	C		
55-68	D	63 D	
39-54	E		
21-38	F		

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



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.