

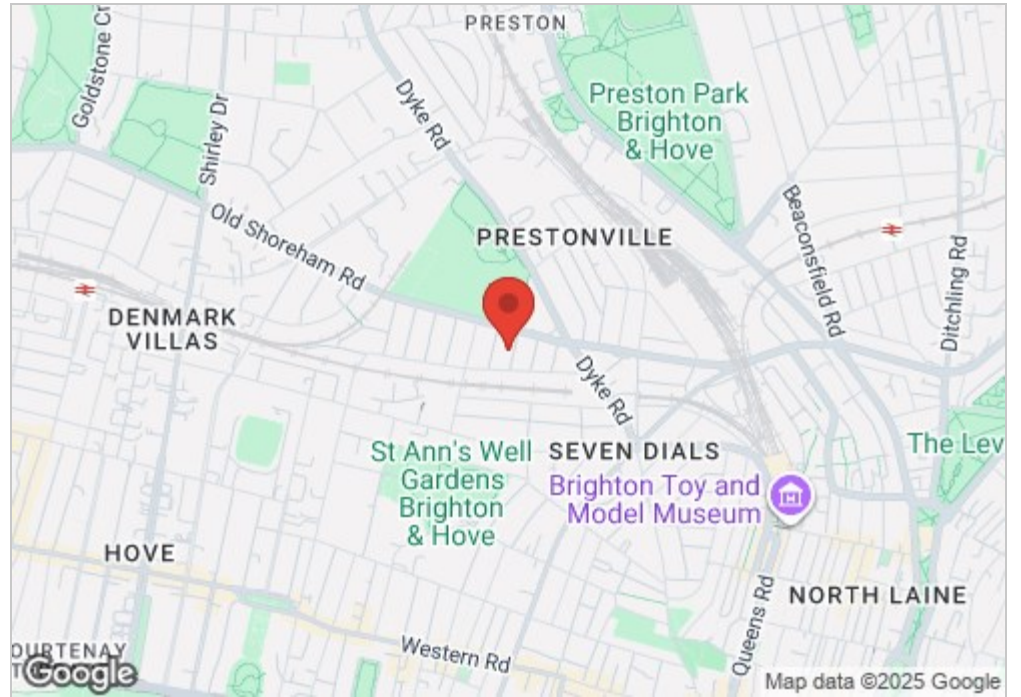
11 Chanctonbury Road

Hove, BN3 6EL

Offers in excess of £980,000

A substantial end terrace bay fronted 5 bedroom period home of considerable character together with a lovely sunny west facing rear garden situated in this highly regarded neighbourhood close to the vibrant Seven Dials, excellent local schools and Brighton mainline station.

Chanctonbury Road forms part of a favoured residential neighbourhood, made up of Edwardian and Victorian period homes conveniently situated close to the bustling Seven Dials enjoying a range of bars restaurants and café's as well as being within close proximity of Brighton mainline station. This attractive property has been extensively and tastefully updated in recent years and is offered for sale in pristine decorative condition throughout and provides lovely light, generously proportioned and expansive living space arranged over three floors making this a comfortable and versatile family home. Combining original period features with the comforts and expectations of modern living, the house features a fine large bay fronted living room, beautifully fitted kitchen/breakfast room with integrated appliances and bi-fold doors opening onto the gardens and five bedrooms and a useful office spanning the first and second floors. Worthy of particular mention is the lovely enclosed rear garden which takes full advantage of the sunny westerly aspect. An early viewing of this ideally located and comfortable family home are very highly recommended.



- Substantial 5 bedroom period home
- Beautifully presented and appointed
- Three floors of living space
- Must be viewed
- Highly regarded setting close to Seven Dials
- Light, spacious and expansive
- Lovely sunny west facing garden

| 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 | | |
| | 61 | 77 |
| | EU Directive 2002/91/EC | |
| | England & Wales | |

Approx. Gross Internal Floor Area = 166.54 sq m / 1792.60 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



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All measurements are approximate

