



## 26 Frith Road Hove BN3 7AJ

Asking Price £800,000  
Freehold

- STUNNING FAMILY HOME
- SKILFULLY UPDATED AND EXTENDED
- FIVE BEDROOMS
- FAMILY BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- SOUTH FACING PATIO GARDEN
- RETENTION OF PERIOD FEATURES

Whitlock and Heaps are pleased to bring to market this charming bay fronted family home that has been skilfully extended and updated by the present owners to now offer five-bedroom accommodation with a contemporary kitchen/breakfast room that leads onto the South Facing patio garden. The accommodation is arranged over three floors and has the retention of period features with an attractive open fireplace in the through living/dining room. 'Artists' corner is a desirable location with each road being one way. The location is excellent being within walking distance of Hove station, seafront and Hove Park along with local independent shops and eateries.

**SHOWER ROOM** New suite comprising walk in shower, sink with unit under, low level w.c, UPVC double glazed window.

**OUTSIDE**

**SOUTH FACING** Paved patio garden with raised borders.

**Council Tax Band D** (taken from the government website, [www.brighton-hove.gov.uk/council-tax](http://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.**

**ENTRANCE HALL** Fitted storage, radiator with decorative cover.

**KITCHEN/BREAKFAST ROOM** Beautifully fitted in 2022 and being a double aspect room. Incorporating sink unit with adjacent Quartz worksurface with range of cupboards and drawers under, matching eye level wall cupboards, space for range cooker, stainless steel extractor, 'Bosch' electric oven, integrated fridge/freezer and dishwasher, space for washing machine and tumble dryer, tiled splashback, two UPVC double glazed windows, underfloor heating, sliding patio door to garden.

**LIVING ROOM** Open fireplace with tiled insert and carved surround, sash bay window, fitted shelving in alcoves, radiator.

**DINING ROOM** Coving, radiator, French doors to garden.

**FIRST FLOOR** Landing

**BEDROOM 1** Sash bay window with second window to side, feature fireplace with tiled insert and mantle over, radiator.

**BEDROOM 3** Feature fireplace with cast iron surround, UPVC double glazed window, radiator.

**BEDROOM 4** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with mixer tap and shower attachment, glazed shower screen, pedestal wash hand basin, low level w.c, two UPVC double glazed windows, part tiled walls, heated ladder style towel rail.

**TOP FLOOR**

**LANDING**

Sky light.

**BEDROOM 2** Two velux windows, eaves storage, radiator.

**BEDROOM 5** UPVC double glazed window, eaves storage, radiator.

FRITH ROAD  
HOVE

APPROXIMATE GROSS INTERNAL AREA  
149.4 sq m / 1607 sq ft  
INCLUDING LIMITED USE AREA OF  
2.2 sq m / 23 sq ft



Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	65 D	
39-54	E		
21-38	F		
1-20	G		

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