

# 163 Old Shoreham Road

Hove BN3 7EA

Asking Price: £525,000

- THREE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- REAR GARDEN
- GARAGE
- OFF STREET PARKING

This semi detached family home offers excellent potential and is ideally situated in a convenient and sought-after location. The property features three bedrooms on the first floor, along with a family bathroom.

On the ground floor, there are two well-proportioned separate reception rooms and a kitchen, providing a flexible layout for family living. The house also presents an opportunity for further improvement, allowing buyers to add their own personal touch.

Additional benefits include a garage, off-street parking, and a generously sized rear garden, perfect for outdoor enjoyment.

The location is particularly appealing, with easy access to Hove Park, local amenities including Waitrose and Aldi, as well as Hove seafront. The A27 is also within close reach, making it ideal for commuters, while Hove town centre is easily accessible.

**ENCLOSED ENTRANCE PORCH**

**ENTRANCE HALL** Radiator, understairs storage.

**CLOAKROOM** Comprising wash hand basin, low level w.c, part tiled walls.

**KITCHEN** Incorporating stainless steel sink with drainer and mixer tap, adjacent work surface with units under, ceramic hob and electric oven, appliance space, 'Glow Worm' gas fired boiler, UPVC double glazed window, door to garden.

**LIVING ROOM** Bay window, radiator.

**DINING ROOM** Radiator, French doors to garden.

**FIRST FLOOR**

**LANDING** Hatch to loft space, double glazed window, hatch to loft space.

**BEDROOM 1** Bay window, radiator.

**BEDROOM 2** Bay window, radiator.

**BEDROOM 3** Radiator.

**BATHROOM** Comprising panelled bath with shower over, pedestal wash hand basin, low level w.c, radiator, tiled floor, part tiled walls.

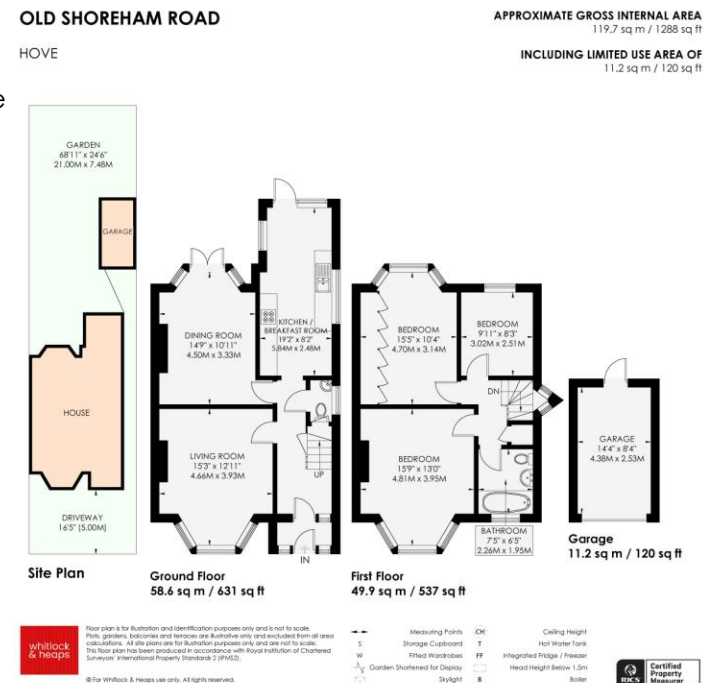
**OUTSIDE**

**OFF STREET PARKING FOR TWO VEHICLES**

**GARAGE**

**REAR GARDEN** Patio area, mainly laid to lawn with side access.

**Council Tax Band C as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.**



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

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