



58 Lyndhurst Road

Hove, BN3 6FB

Offers in excess of £950,000

An attractive and substantial Edwardian terraced home of character together with a pleasant south facing rear garden enjoying far reaching townscape views to the rear and located in a prime central location close to the Seven Dials and Brighton & Hove stations as well as Hove city centre.

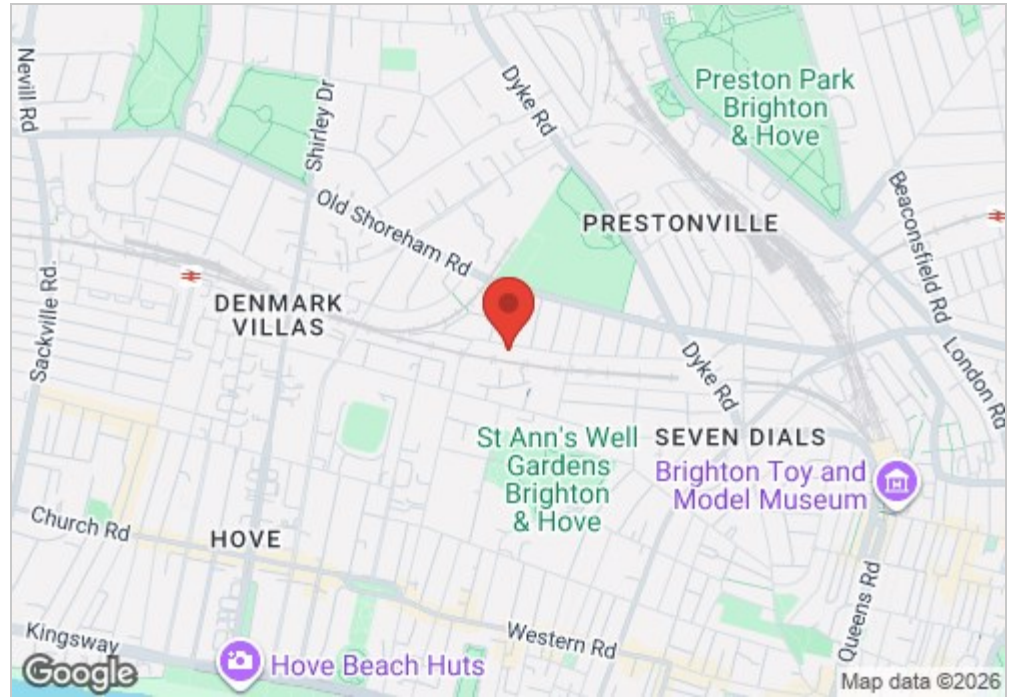
This imposing period home is located in a highly regarded and accessible location within easy reach of a huge range of amenities including the bustling Seven Dials, Hove town centre and seafront, as well as Brighton & Hove stations. The Brighton & Hove Vi Form College is also nearby.

An imposing Edwardian home providing lovely light and generously proportioned living space over three floors making it a comfortable and versatile family home consistent with modern living expectations, while preserving the character of the period. On the ground floor there are three separate reception rooms and notably a huge kitchen/dining/family room opening on to the garden, together with a comfortable sitting room at the front. The theme continues over the first and second floors where a total of six bedrooms including a large main bedroom with en-suite bathroom will meet most family requirements.

Further enhancing the home's efficiency, the property is equipped with 9 solar panels and a battery storage system, offering sustainable energy generation and reduced household energy bills.

Some stunning elevated far reaching views over the City are enjoyed from the rear elevation and there is also an enclosed easily maintained rear garden, which takes full advantage of the sunny southerly aspect.

An early viewing is highly recommended by the owners Sole Agents.



- Substantial Edwardian home
- Light spacious and expansive over three floors
- Fine far reaching views at the rear
- Must be viewed-Sole Agents
- Prime location close to Seven Dials and all amenities
- Comfortable and versatile
- Easily managed sunny south facing garden
- 9 solar panels and battery storage system

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		
	64	77
	EU Directive 2002/91/EC	
	England & Wales	

LYNDHURST ROAD

Approx. Gross Internal Floor Area = 206.51 sq m / 2222.84 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



GROUND FLOOR

Approximate Floor Area
938.82 sq ft
(87.22 sq m)

FIRST FLOOR

Approximate Floor Area
872.20 sq ft
(81.03 sq m)

SECOND FLOOR

Approximate Floor Area
411.82 sq ft
(38.26 sq m)



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All measurements are approximate

