



## 20 Frith Road

Hove BN3 7AJ

Guide Price £700,000 - £725,000

- BEAUTIFULLY PRESENTED
- MODERN KITCHEN/DINING ROOM
- LIVING ROOM
- SITTING ROOM

- THREE DOUBLE BEDROOMS
- FAMILY BATHROOM
- SOUTH FACING PATIO GARDEN
- DESIRABLE ARTIST CORNER

An elegant and beautifully maintained Edwardian family home, offering an abundance of natural light and generously proportioned living space throughout. This charming property seamlessly blends period character with contemporary finishes, creating a warm yet refined living environment ideal for modern family life.

The accommodation comprises three substantial double bedrooms, each thoughtfully arranged to maximise space and comfort, alongside a stylish and well-appointed family bathroom. To the ground floor, two versatile reception rooms provide flexible living options perfect for both formal entertaining and relaxed day-to-day living, with potential for a home office, playroom, or snug.

Undoubtedly the heart of the home is the impressive kitchen/dining room, finished to a high standard with modern fittings and ample space for dining. Striking bi-fold doors open fully onto a private, south-facing patio, allowing for a seamless transition between indoor and outdoor living ideal for al fresco dining and summer gatherings.

Positioned within the highly sought-after Poet's Corner district, the property enjoys a vibrant yet community-focused setting. Hove mainline station and the seafront are both within a short and pleasant walk, offering excellent connectivity and coastal lifestyle appeal. A variety of local amenities are close at hand, including Waitrose, Aldi, and Lidl, while the expansive green spaces of Hove Park provide further leisure opportunities. The property also benefits from being within the catchment area for a number of well-regarded local schools, enhancing its appeal to families.

**ENTRANCE HALL** Exposed floorboards, fitted understairs cupboards.

**KITCHEN/DINING ROOM** Beautifully fitted and incorporating 1 1/2 bowl sink unit with mixer tap, adjacent worksurface with cupboards and drawers under, eye level wall cupboards, inset four ring ceramic hob, eye level double oven, inset washing machine and dishwasher, space for fridge/freezer, UPVC double glazed windows, radiator, engineered wood floor, bi-fold doors to garden.

**LIVING ROOM** UPVC double glazed bay window, radiator.

**SITTING ROOM** Radiator, exposed floorboards, door to garden.

**FIRST FLOOR**

**LANDING** Fitted cupboard, hatch to loft space with pull down ladder.

**BEDROOM 1** Range of fitted wardrobes, UPVC double glazed

bay window with second window to side, radiator.

**BEDROOM 2** Feature fireplace, fitted wardrobe, UPVC double glazed window, radiator.

**BEDROOM 3** Radiator, UPVC double glazed window.

**BATHROOM** Comprising tiled panelled bath with shower over, glazed shower screen, sink with two drawers under, low level w.c, tiled floor, heated ladder style towel rail, two UPVC double glazed windows.

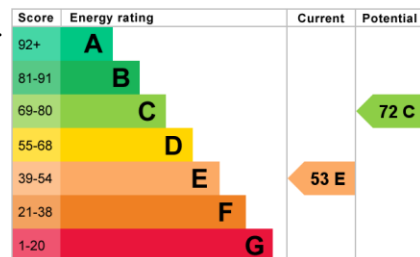
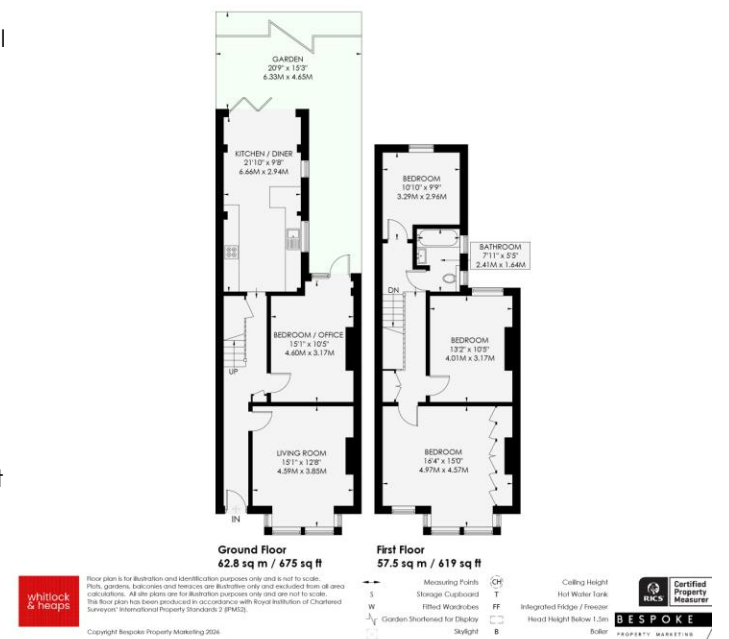
**OUTSIDE**

**SOUTH FACING PATIO GARDEN** Paved with decked area, shed.

**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.**

**FRITH ROAD**  
HOVE

APPROXIMATE GROSS INTERNAL AREA  
120.3 sq m / 1294 sq ft



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