



48 Brittany Road

Hove BN3 4PB

Offers In Excess Of £850,000

- DELIGHTFUL FAMILY HOME
- SECLUDED WEST FACING MATURE GARDEN
- BEING SOLD FOR THE FIRST TIME IN OVER 50 YEARS
- PRIVATE DRIVE AND CARPORT
- KITCHEN
- LIVING & DINING ROOM
- SOUGHT AFTER CENTRAL LOCATION
- POTENTIAL FOR FURTHER IMPROVEMENT

Whitlock and Heaps are delighted to offer to market this superb semi detached family home having been in the same family for over fifty years. The property offers tremendous potential for improvement and extension and currently benefits from four bedroom accommodation with a kitchenette and spacious family bathroom to the first floor. To the ground floor is a spacious entrance hall with the original stained glass windows with the kitchen, living room and dining room leading off it. The dining room opens onto the well established and secluded west facing rear garden. To the front is a private drive and carport. Being sold with no onward chain.

The property is situated in this sought after location on this tree lined road off New Church Road being within a few minutes walk of Hove seafront and lagoon. Both Hove and Portslade stations are nearby, offering direct links to London. An array of eateries, cafes and shopping facilities are all within easy reach.

SPACIOUS ENTRANCE HALL Original stained glass windows, radiator, understairs storage.

CLOAKROOM Comprising low level w.c., wash-hand basin, UPVC double glazed window.

KITCHEN Incorporating stainless steel sink with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye-level wall cupboards, appliance space, seating area, 'Worcester' gas-fired boiler, pantry, radiator, double glazed windows and door to garden.

LIVING ROOM Double glazed bay window, gas fire, radiator.

DINING ROOM Feature fireplace with tiled hearth and surround, radiator, double glazed window and door to garden.

FIRST FLOOR

LANDING Fitted cupboard with linen shelving, radiator, double glazed window.

BEDROOM 1 Double glazed bay window, sink with tiled splashback, radiator.

BEDROOM 2 Double glazed window, fitted cupboard, sink and worktop with cupboards under radiator.

BEDROOM 4 Double glazed window, radiator, fitted cupboard.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, wash-hand basin with cupboard under, low level w.c., radiator, part tiled walls, double glazed window.

TOP FLOOR

LANDING Cupboard.

BEDROOM 3 Double glazed window, radiator, eaves storage.

KITCHENETTE Circular sink, laminate work top, fitted cupboards.

OUTSIDE

FRONT GARDEN Laid to lawn with flower borders.

PRIVATE DRIVE Car Port.

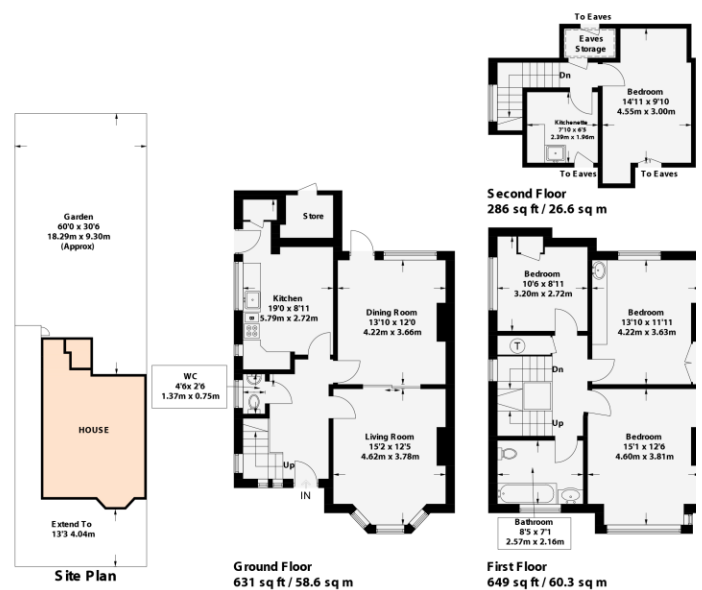
WEST FACING GARDEN A well established garden with mature shrubs offering seclusion. Mainly laid to lawn with a paved patio. Brick built store.

BRITTANY ROAD

HOVE

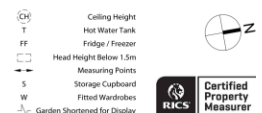
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1548 sq ft / 143.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1566 sq ft / 145.5 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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Portslade Branch

48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



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