



40 Byron Street, Hove BN3 5BB

Asking Price Of £625,000

- THREE BEDROOMS
- EN-SUITE SHOWER ROOM
- FAMILY BATHROOM
- NO ONWARD CHAIN
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- SOUTH FACING GARDEN
- PRESENTED IN EXCELLENT ORDER

Whitlock and Heaps are pleased to bring to market Honeysuckle House, a former butcher's shop offering wider than average proportions than in the standard Poets Corner house. Situated in this sought-after district of Hove featuring a delightful kitchen/breakfast room that leads onto the south facing garden. The master bedroom has an en-suite shower room and there is a white bathroom suite. To the ground floor there is also a through living/dining room with French doors onto the garden. The house is within walking distance of Hove mainline station, the seafront and an array of eateries, cafes and shopping facilities.

ENTRANCE HALL Radiator with decorative cover, understairs storage.

KITCHEN/BREAKFAST ROOM Incorporating stainless steel sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset 4-ring gas hob with stainless steel extractor over, eye-level oven, appliance space, radiator.

REAR LOBBY Door to garden.

LIVING/DINING ROOM Feature fireplace with built-in cupboards to side, bow window, two radiators with decorative covers, French doors to garden.

FIRST FLOOR

LANDING Radiator, fitted cupboards, hatch to loft space.

BEDROOM 1 Range of fitted wardrobes, bay window, radiator.

EN-SUITE SHOWER Comprising walk-in shower, wash-hand basin, low level w.c., tiled floor, sash window, heated ladder style towel rail.

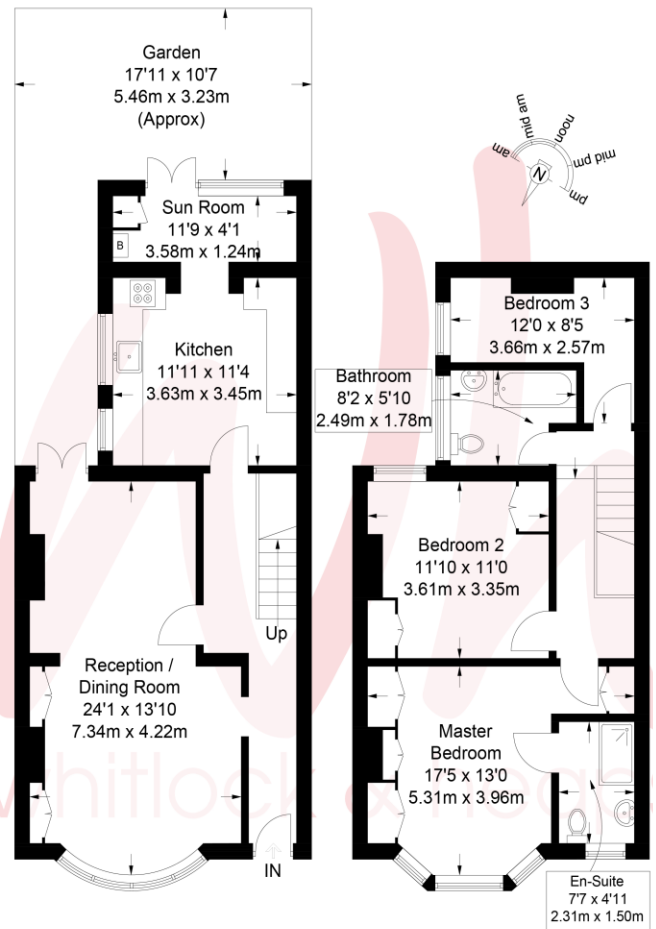
BEDROOM 2 Fitted wardrobe, UPVC double glazed window, radiator.

BEDROOM 3/NURSERY UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with

shower over, pedestal wash-hand basin, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled walls, radiator.

OUTSIDE South facing patio.



Ground Floor
620 sq ft / 57.6 sq m

First Floor
555 sq ft / 51.6 sq m

Approximate Gross Internal Area = 1175 sq ft / 109.2 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2021

| Score | Energy rating | Current | Potential |
|-------|---------------|---------|-----------|
| 92+ | A | | |
| 81-91 | B | | 89 B |
| 69-80 | C | | |
| 55-68 | D | | |
| 39-54 | E | 43 E | |
| 21-38 | F | | |
| 1-20 | G | | |

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



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.