



45 Byron Street

Hove BN3 5BB

£525,000

- POETS CORNER
- TWO DOUBLE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- KITCHEN

- LOUNGE/DINING ROOM
- PATIO GARDEN
- NO ONWARD CHAIN
- GAS CENTRAL HEATING

Whitlock and Heaps are delighted to offer to market this Victorian terrace home being situated in the favourable Poets Corner district of Hove within walking distance of the mainline station and seafront. The property offers two double bedroom accommodation with a spacious family bathroom, through living/dining room and a double aspect kitchen that leads onto the private patio garden. Being sold with no onward chain.

ENTRANCE HALL Radiator, understairs storage.

KITCHEN Double aspect and incorporating stainless steel sink unit with drainer and mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, gas cooker, appliance space, cupboard housing gas fired boiler, radiator, UPVC double glazed windows and door to garden.

LIVING/DINING ROOM UPVC double glazed bow window, two radiators, UPVC double glazed window to garden.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with mixer tap and shower attachment, wash hand basin with cupboards under, low level w.c., radiator, part tiled walls, airing cupboard housing hot water cylinder, UPVC double glazed window.

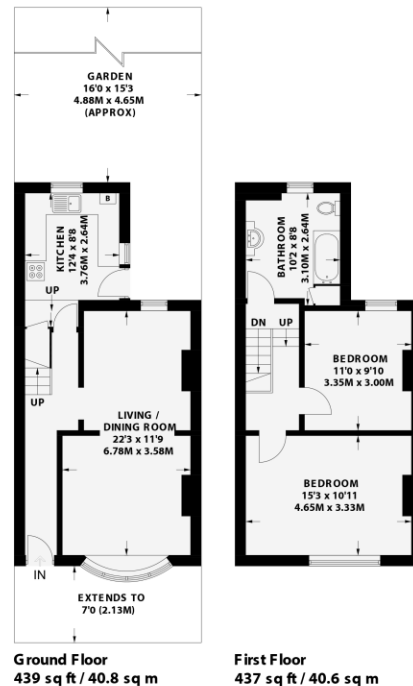
OUTSIDE

PRIVATE REAR GARDEN

BYRON STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA
876 sq ft / 81.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All the 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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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge/Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Washbasin
- ⌋ Fitted for Display
- ⌋ Garden Shortened for Display



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