

austin gray  
first floor office 123-125 dyke road, hove, bn3 1tj  
Tel: 01273 232232  
residential@austingray.co.uk  
www.austingray.co.uk

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## 1 Caburn Road

Hove, BN3 6EF

A beautifully presented, four bedroom, two bathroom, family home measuring 1617 sq ft/ 150 sq m near the popular Seven Dials within walking distance of Brighton mainline station.

**Offers In The Region Of £1,100,000**

# 1 Caburn Road

Hove, BN3 6EF



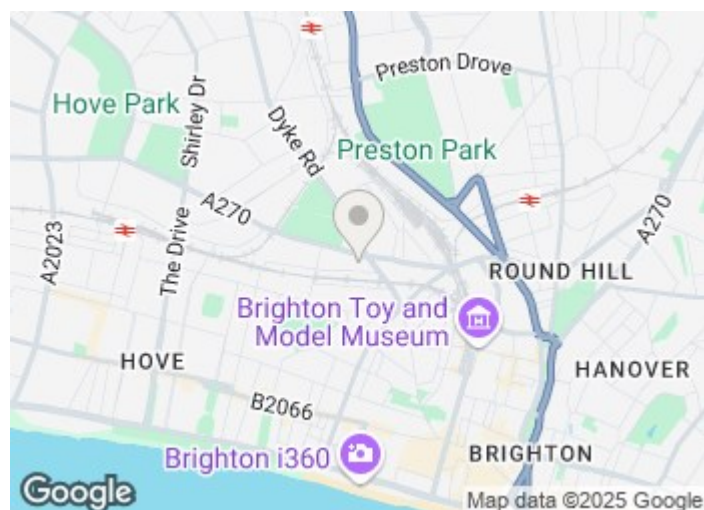
Caburn Road is a no through road lying adjacent to Highdown Road and Old Shoreham Road and is within a short distance of the bustling Seven Dials with its array of bars, restaurants, delis, cafés, and other amenities. Brighton City centre is easily accessible as are the seafront and promenade. Both Brighton and Hove mainline railway stations are within easy walking distance, providing North-bound commuter links with London/the City. Renowned schools catering for all age groups are well-represented within the local area.

This impressive, end of terrace, family home that retains a wealth of character and charm throughout the three floors of accommodation having a number of marble and cast-iron fireplaces, period style radiators, high ceilings and sash windows.

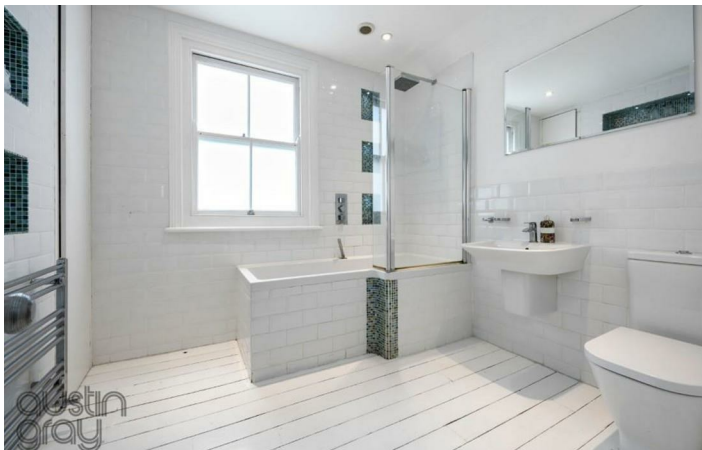
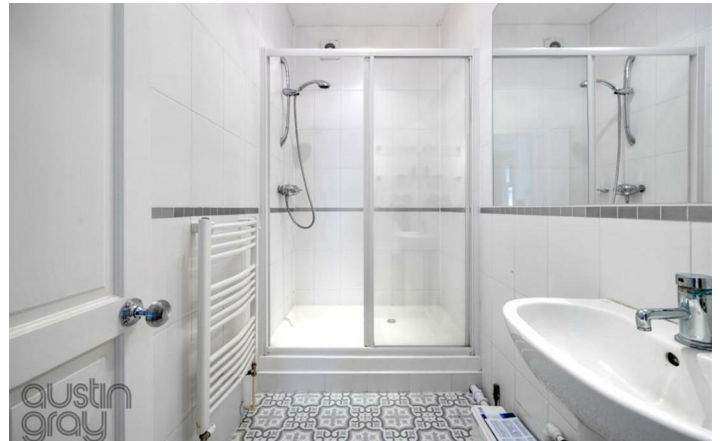
A covered entrance and front door opens into the entrance hall that leads through to the rear of the house where an extended kitchen / breakfast room is to be found that both overlooks and leads out to the landscaped rear garden which benefits from side access allowing for easy access for bikes, buggies, bins and a muddy dog. Surfaces on two sides of the kitchen provide a wealth of storage both above and below, and there is an integrated washer/dryer and dishwasher, alongside space for a large American style fridge/freezer whilst there is a Range Master with a fitted extractor hood above. A dual aspect and through sitting / dining room has a sash bay window to the front with plantation shutters, whilst there is a window at the rear, along with a cast iron and marble fireplace.

On the half landing is a cloakroom and a spacious family bathroom/WC with a shower bath and painted wooden floor and a cupboard where the combination boiler is housed. There are two double bedrooms on the first floor with the main front bedroom benefitting from en-suite facilities, whilst on the second there are two further double bedrooms enjoying rooftop views.

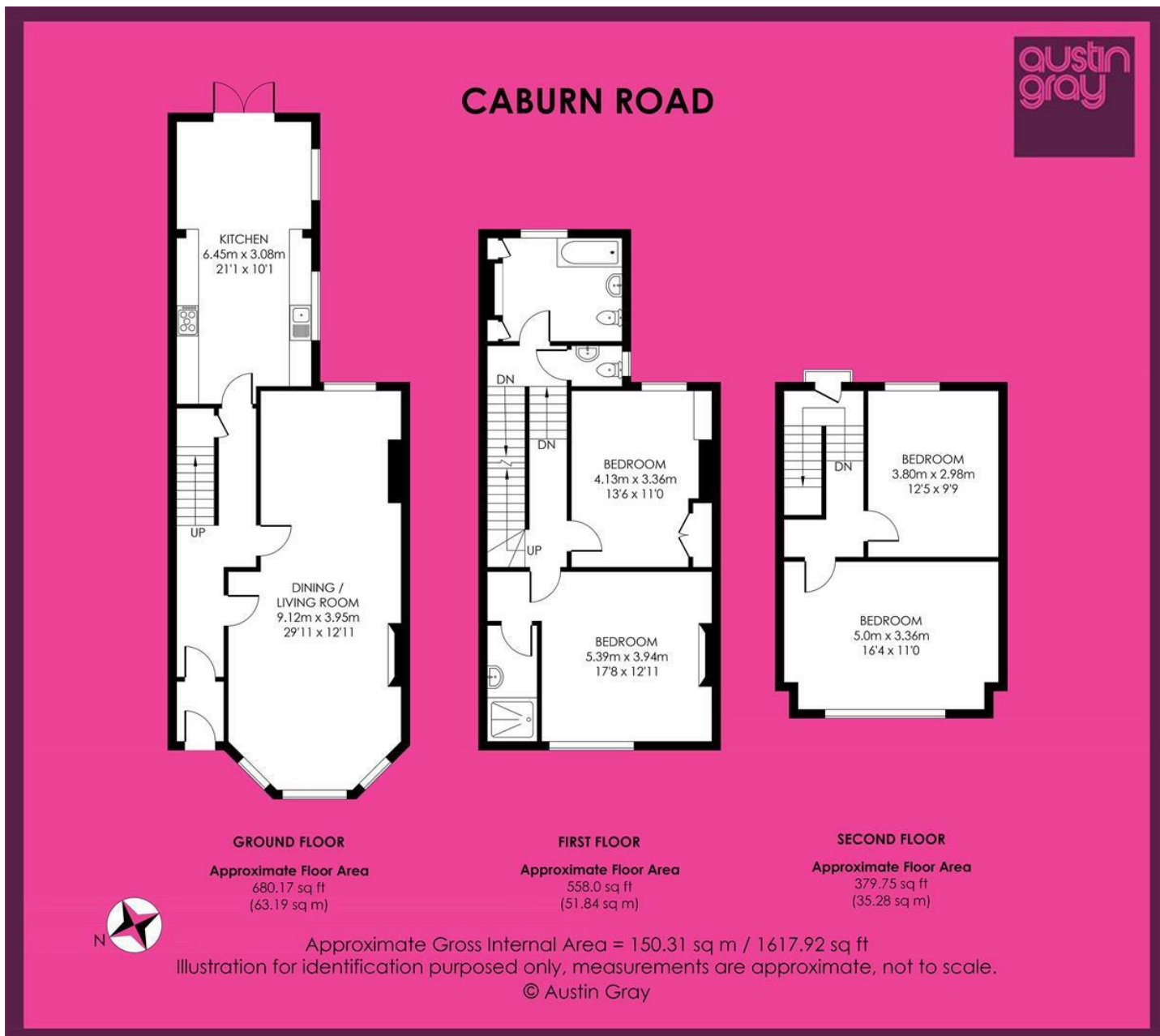
In summary, this is a lovely family home that offers spacious accommodation to suit today's modern lifestyle that has been refurbished in a modern style whilst retaining character and charm.







## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

**Council Tax  
Band: E**

Energy Efficiency Rating		
100 energy efficient - lower running costs	Current	Potential
A (92-100)		78
B (81-91)		
C (69-80)		
D (55-68)	56	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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