69 Lyndhurst Road, Hove, BN3 6FD

£1,200,000 Freehold

This SUBSTANTIAL 5 bedroom bay fronted END OF TERRACE house occupies a larger than average plot on a popular residential street in the SOUGHT AFTER Hove area. The property retains a number of attractive PERIOD FEATURES and offers SPACIOUS ACCOMMODATION throughout. The ground floor includes a generous OPEN PLAN kitchen/breakfast room, along with a bright conservatory overlooking the garden. Externally, the property benefits from a lawned rear garden, off-street parking, and 2 GARAGES, providing excellent storage and parking options. Due to the generous plot size, the property also offers excellent potential to extend or further develop (subject to the necessary planning consents). Viewings are highly recommended. Energy Rating: D63 Exclusive to Maslen Estate Agents

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Front door to:

Entrance Vestibule
Door to:

Hallway
Radiator, dado rail, stairs rising to first floor, doors to all rooms, under stairs storage cupboard, wall mounted heating thermostat.

Lounge
Bay window to front, 3 x radiators, feature cast iron fireplace on a tiled hearth, picture rail, period coving.

Dining Room
Wood effect flooring, built in storage cupboard, radiator, feature fireplace, door to conservatory, archway into:

Kitchen
Range of wall & base units with roll edged work surfaces over, inset stainless steel 1.5 bowl sink drainer unit with mixer tap, inset 4 ring gas hob with extractor over, integrated eye level oven & grill, integrated fridge/freezer, integrated dishwasher, breakfast bar seating, part tiled walls, wood effect flooring, radiator, recessed spotlights, window to side, door to:

Reception Room
Widow to side, double doors to rear, radiator, feature fireplace, picture rail, period coving, door to:

Cloakroom
WC, wash hand basin with hot & cold taps, wood effect flooring, window to side with frosted glass.

Conservatory
Constructed of windows to side & rear, polycarbonate roofing, ceiling fan, tiled flooring, electric radiator, door to side, door to rear.

First Floor Landing
Hatch to loft space, dado rail, doors to all rooms, radiator, built in storage cupboard housing hot water tank.

Bedroom
Bay window to front, radiator, 2 x built in wardrobes, picture rail.

Bedroom
Window to front, radiator, built in wardrobe, wood effect flooring

Bedroom
Window to rear, radiator, range of built in wardrobes, picture rail.

Bathroom
WC with push button flush, wash hand basin with mixer tap & vanity storage below, p shaped bath with mixer tap, wall mounted shower unit over, glass shower screen, ladder style heated towel rail, part tiled walls, wood effect flooring, 2x windows to side with frosted glass.

Bedroom
Window to side, radiator, wood effect flooring, picture rail, wall mounted ‘ideal’ boiler.

Bedroom
Bay window to rear, storage cupboards built into bay, radiator, picture rail, built in wardrobe.

Outside

Rear Garden
Section laid to lawn, mature trees, shrubs & plants, patio seating area, brick built pond, brick built storage shed with window, further lawned section with greenhouse, enclosed by brick walling & timber fencing, variety of flowering shrubs, trees & plants, outside tap, gate to front.

Garages
Window to rear, door to side, up & over doors, power & lighting.

Total approx floor area
201.3 sq.m. (2167.3 sq.ft.)

Parking zone O

Council tax band E

V1

What the owner says:

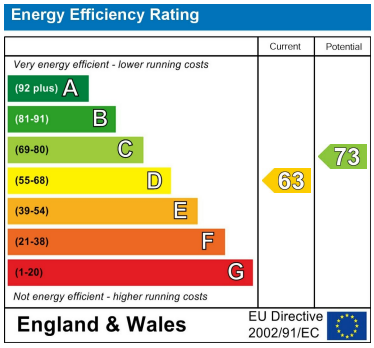
"When my wife and I bought this property in 1988 we moved only a short distance from a house of similar vintage nearer to Seven Dials. At the time we were looking for property with off-street parking and a larger garden, both of which are like gold dust in this area. So when 69 Lyndhurst Road came up for sale we jumped at the chance. This property is unique in the area, in that no. 71 was never built (the property now numbered 71 was originally no. 73). So what we had was essentially a double plot.
It was originally part of a market garden which also occupied part of what is now Silverdale Avenue. When we bought the house we did not consider the possibility of developing the plot, but I now realise that that is a significant attraction.

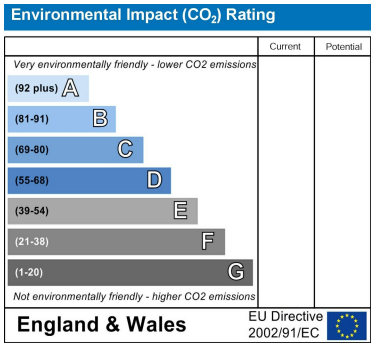
This is a great property to bring up a family, as we did. Nearby schools and recreational facilities are very good, while the Charter Medical Centre is 5 minutes walk away. The Palmeira pub is very good and only about 3 minutes walk (although not close enough ever to be a nuisance). Sussex County cricket ground is just over the Road from the Palmeira. I will be sorry to leave this house which holds so many happy memories but unfortunately my wife passed way just over 3 years ago and in truth the house is much too big for me now."

Total area: approx. 201.3 sq. metres (2167.3 sq. feet)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser the services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Plan produced using PlanUp.

Lyndhurst Road





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COVERING THE CITY

SALES
39 Lewes Road,
Brigton,
BN2 3HQ
t: (01273) 677001
e: lewesroad@maslen.co.uk

LETTINGS
First Floor offices,
39 Lewes Road,
Brighton, BN2 3HQ
t: (01273) 321000
e: lettings@maslen.co.uk

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