



Davigdor Road, Hove, East Sussex, BN3 1QD

Guide Price £800,000 to £875,000

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- Popular Seven Dials Location
- Private Garage
- Large Garden
- Spacious Open Plan Living/Dining Area
- Five Bedrooms
- Close to Station
- Short Walk from Seafront
- Improvement Potential
- Generous Family Home

Description

GUIDE PRICE - £800,000 to £850,000

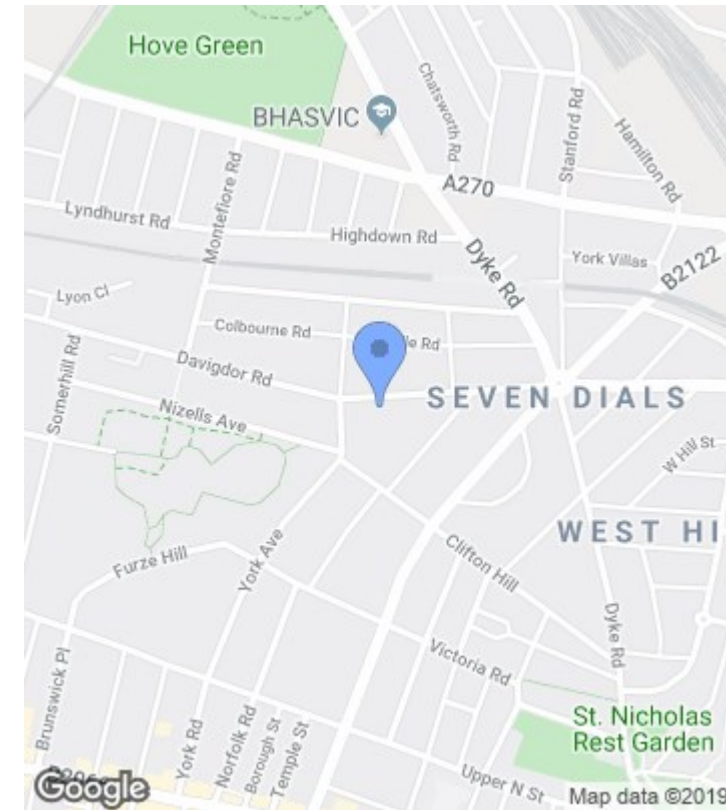
POTENTIAL is the buzz word for this semi-detached FAMILY HOME located in the POPULAR SEVEN DIALS area. Boasting over 1,830 sq ft, the property offers a GREAT OPPORTUNITY to put your own stamp on a wonderful home, located within easy reach of BRIGHTON STATION.

As you enter the house the entrance hallway leads through to the large open plan living/dining area. This spacious area lends itself perfectly to family living as well as providing a generous space for entertaining, whether it be a modest dinner party or a Sunday roast for the whole family! The separate breakfast room/further dining room leads through to the kitchen. The ground floor is completed with a family bathroom.

The first floor contains 5 bedrooms of a good size, a family bathroom and an additional w/c.

Externally, the home benefits from a large garden to the rear with plenty of space for children to play as well as a private garage.

Located close to the popular Seven Dials area where there are a comprehensive range of shops, bars, cafe's and coffee houses, as well as local shops close by in Montefiore Road. Local bus services are on the doorstep, providing access throughout the City of Brighton & Hove, and the position is equidistant between Brighton & Hove's mainline Railway stations, making it ideal for commuters. Hove's famous lawn area and seafront is within walking distance, whilst St Ann's Well Gardens and park, (offering a variety of leisure activities), is only minutes away. Popular schools catering for all age groups, are located within the area.

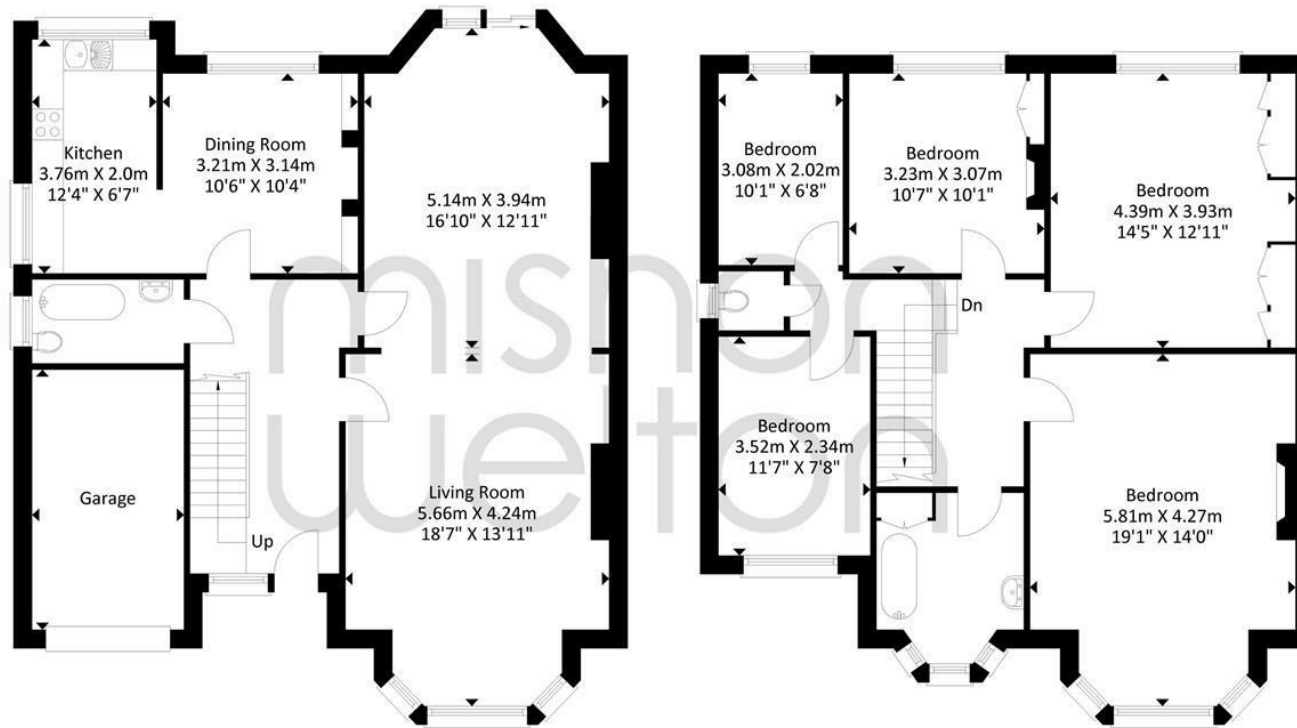


Area

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Davigdor Road, Hove



Ground Floor
Approximate Floor Area
931.07 sq ft
(86.50 sq m)



First Floor
Approximate Floor Area
899.86 sq ft
(83.60 sq m)

Approximate Gross Internal Area = 170.10 sq m / 1830.94 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

These floor plans are intended as a guide only. Dimensions are approximate and not to scale. Whilst we have taken every care with the preparation of these details, they do not form any part of an offer or contract and are for guidance only. We have not tested any apparatus, equipment, fittings or services and cannot verify they are in working order.



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