

Hallyburton Road

Hove

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Hallyburton Road Hove



3

BEDROOM

2

RECEPTION

2

BATHROOM

About the property

Guide Price - £700,000 - £750,000

Situated on a picturesque, tree-lined avenue, this stunning three-bedroom detached house has been beautifully modernised and thoughtfully decorated throughout to suit contemporary family living.

Enter through a welcoming and open entrance hall, that sets the tone for the home, finds a large reception room, complete with bay window and an elegant window seat.

The spacious, sociable kitchen-diner, found to the rear, provides the heart of the home, featuring a substantial island with breakfast bar, ample storage, and a separate utility cupboard. It also includes an additional shower room/WC for convenience. The kitchen offers attractive views of the unusually large, south-facing garden, which is seamlessly accessed via large glazed sliding doors.

Upstairs, the central landing leads to three well-proportioned bedrooms. The principal double bedroom, overlooking the rear garden, boasts large fitted wardrobes, while a modern family bathroom is conveniently located adjacent. At the front of the property, a second generously sized double bedroom and a smaller third bedroom complete the accommodation.

The property benefits from a generously sized south-facing garden, perfect for outdoor activities or relaxation, including a spacious summer house/store, perfectly suited for a home office, garden gym or workshop/studio. Additionally, there is off-street parking with space for two vehicles to the front of the property and convenient side access to the rear garden.

Located in a desirable area, moments from Portslade Train Station and all the amenities of the popular Boundary Road. The seafront and Hove Lagoon with its array of leisure options are a short distance away. This property offers a rarely seen sense of character and elegant decor within a spacious and well laid out family home, a must-see for the discerning buyer.





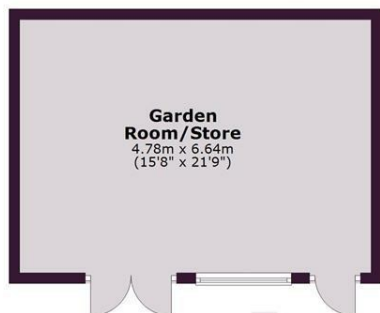




SCAN HERE TO OFFER ON THIS PROPERTY

Ground Floor

Approx. 80.0 sq. metres (860.7 sq. feet)

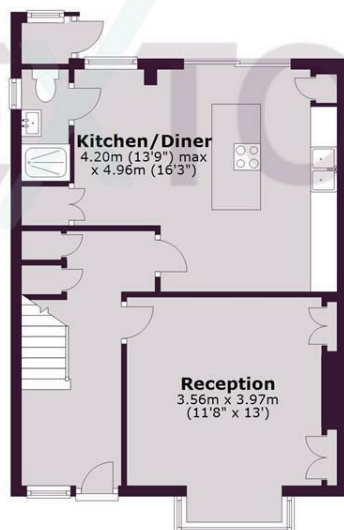


**Garden
Room/Store**
4.78m x 6.64m
(15'8" x 21'9")



First Floor

Approx. 46.8 sq. metres (504.1 sq. feet)



Kitchen/Diner
4.20m (13'9") max
x 4.96m (16'3")

Reception
3.56m x 3.97m
(11'8" x 13')



Bedroom
4.04m x 3.62m
(13'3" x 11'11")

Bedroom
2.51m x 2.23m
(8'3" x 7'4")

Bedroom
3.56m x 3.62m
(11'8" x 11'11")

Total area: approx. 126.8 sq. metres (1364.7 sq. feet)

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.
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Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	66	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

LEXTONS

Call our sales team to arrange
a viewing appointment:

01273 56 77 66

174 Church Road, Hove, BN3 2DJ
hovesales@lextons.co.uk | www.lextons.co.uk