









01273 56 77 66 LEXTONS.co.uk







## We know just the place...



With lovingly planted walled gardens and plenty of period charm, this impressively proportioned semi-detached home is perfectly positioned for highly regarded schools, the gardens and open air theatre of Dyke Road Park, and the independent shops, bars and restaurants of Seven Dials. Well-maintained and presented with original features, high ceilings, bay windows and elegant cornicing, there's ample potential for you to add your own sense of style. A large loft has the scope to be converted into further accommodation (STNC) and an easy flowing layout includes two large reception rooms, a modern kitchen and separate utility room, along with two bath/shower rooms.



4

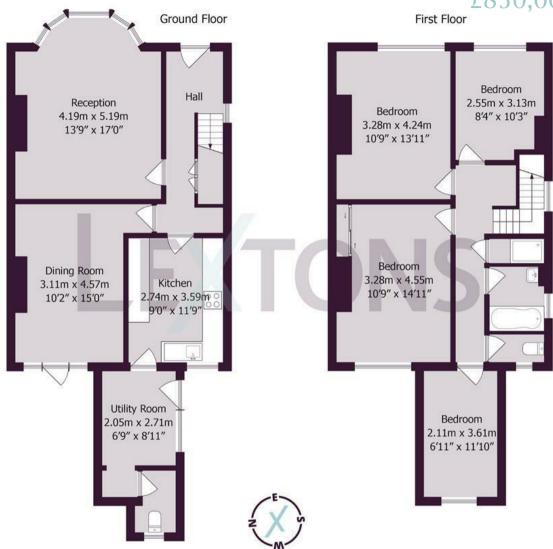


1



**LEXTONS**.co.uk

## £850,000 Offers in excess of



Approximate gross internal floor area 126.2 sq m/ 1358 sq ft

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

Created by Property Photography UK for Lextons. All rights reserved.



174 Church Road Hove BN3 2DJ

