

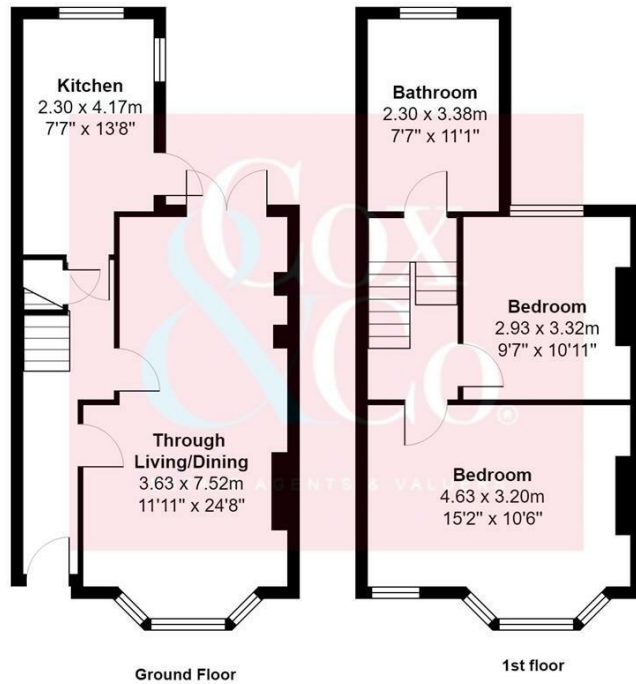


- Stunning Two Bedroom House
- Dual Aspect Modern Kitchen
- Contemporary Rear Garden
- Popular Poets Corner
- Tastefully Decorated Throughout

- Gorgeous Through Lounge Diner
- Large Family Bath & Shower Room
- Two Double Bedrooms
- Close To Hove Station
- Simply A Must View Home

## Byron Street, Hove

Price: £600,000 Freehold



Total Area: 81.3 m<sup>2</sup> ... 875 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only

Cox & Co are pleased to bring to the market this charming two bedroom period terraced house situated in the extremely popular Poets Corner location in central Hove.

The property has been tastefully and extensively modernised throughout and offers the buyer a true turn-key solution as every single room has been improved and tastefully designed.

The accommodation comprises on the ground floor you have a superb through lounge dining room with range on built-in living room furniture including bookcases, shelving, cupboard and TV cabinet and desk area. The kitchen is of a dual aspect with a range of integrated appliances and wooden worktop surfaces. it also has a door to the rear garden. On the first floor, you have two double bedrooms with the main bedroom having bespoke fitted wardrobes. The family bathroom is an amazing size with his & hers sinks, a free-standing bath and a large walk-in shower unit.

Outside the property has a very well designed rear patio garden with composite decking with a raised area with built-in seating, external lighting and raised slated trellis fencing offering a good degree of seclusion.

This property really must be viewed to be appreciated

For viewing please call Cox & Co on 01273 009966

The property is moments from a wide range of local shopping facilities, coffee shops, bars and restaurants, as well as being within an easy reach to both Aldrington and Hove railway stations. Furthermore, the property lies within easy reach of excellent local schools.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			90
(81-91) B			
(69-80) C		70	
(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	

