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## 107 Old Shoreham Road Hove, BN3 7AQ

Guide price £650,000 - £675,000

A beautifully refurbished, family home with spacious accommodation and a pretty, landscaped garden in a popular location in Hove.

**Guide Price £650,000**

# 107 Old Shoreham Road

Hove, BN3 7AQ

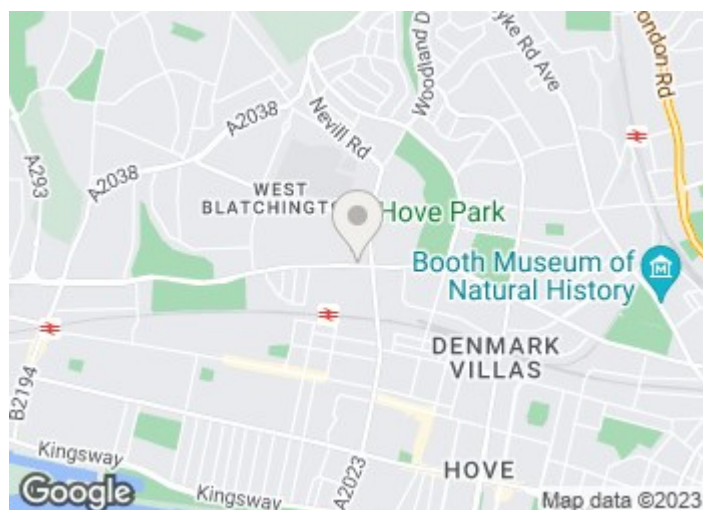


107 Old Shoreham Road is situated close to the junction of Old Shoreham Road and Sackville Road where bus services run close by providing access into the vibrant city centre of Brighton and Hove. Both Hove and Aldrington railway stations are easily accessible and schools catering for all age groups are well represented in the local area. Hove Park and Hove Recreation Ground are both within a short walk as are Church Road with its shopping facilities and café culture and Hove seafront and promenade.

As soon as you walk through the front door you are welcomed by a tastefully refurbished home with stripped wooden floors in the hallway that continue into the sitting room at the front and the open plan kitchen/dining/ family room to the rear. A cloakroom is located under the stairs. The kitchen is modern with integrated appliances and ample storage cupboards and in the living area there is an open fire fireplace with fitted shelves either side of the chimney breast. French doors lead out to the pretty landscaped garden. There are several areas to enjoy alfresco dining and take in the sunshine. There is access to the garage from the garden which has been extended and has a useful workshop at one end.

On the first floor are three bedrooms, all doubles and a family bathroom/WC. There is the potential to extend the accommodation converting the roof space subject to the necessary planning and building regulations. To the front is off road parking for one vehicle and a shared driveway leads to the garage. Council tax band D.

Internal viewing is highly recommended.



## Directions

From our office turn left along Dyke Road and turn left at the traffic lights into Old Shoreham Road. Travel for approximately a mile and a half until you are at the traffic lights with Furniture Village Retail Store on the left and Kwik Fit on the opposite corner. Stay in the right hand lane to continue across the junction and the house can be found on the right hand side opposite Homebase carpark.





## Floor Plan



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.

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Energy Efficiency Rating		
Very energy efficient - lower running costs	Current	Potential
(82-91) <b>A</b>		82
(69-81) <b>B</b>	71	
(55-68) <b>C</b>		
(43-54) <b>D</b>		
(30-42) <b>E</b>		
(21-29) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		
EU Directive 2002/91/EC		

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