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26 Highdown Road Hove, BN3 6EE

A beautifully presented, Victorian, family home retaining a wealth of character and charm with an exceptionally large, south facing garden in the popular Seven Dials district.

Offers In The Region Of £1,000,000

26 Highdown Road

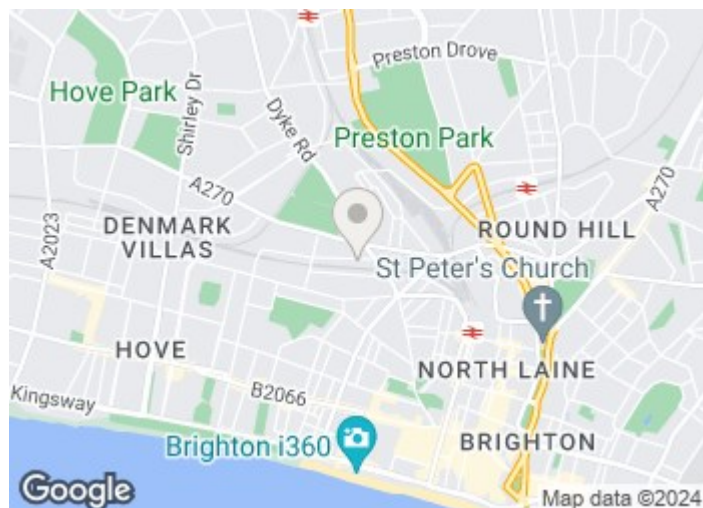
Hove, BN3 6EE



Highdown Road lies adjacent to Dyke Road and Montefiore Road with the Seven Dials being situated at the top of the road where an array of shops, cafes and restaurants and other amenities can be found. Brighton mainline station is nearby providing north-bound commuters with links to London/The City and the seafront and promenade are both easily accessible. Renowned schools catering for all age groups are well represented within the local area.

As soon as you enter the house you get the instant feel of character and charm as evident by fireplaces, original windows in the front reception room, old style radiators and ceiling cornicing. There are two reception rooms and the bright and airy kitchen/breakfast room which is fully fitted has French doors that open out to the delightful and unusually large south facing garden, a real feature of the house, ideal for young families. A patio area leads to a lawned area to the left flanked by mature trees and shrubs and the current owner has an artist studio in the garden. There is side access from the front of the house where bins can be stored away. On the first floor are four bedrooms all a good size and two bathrooms, one en-suite. Council tax band E

Internal viewing is highly recommended to appreciate the presentation, location and stunning garden.



Directions

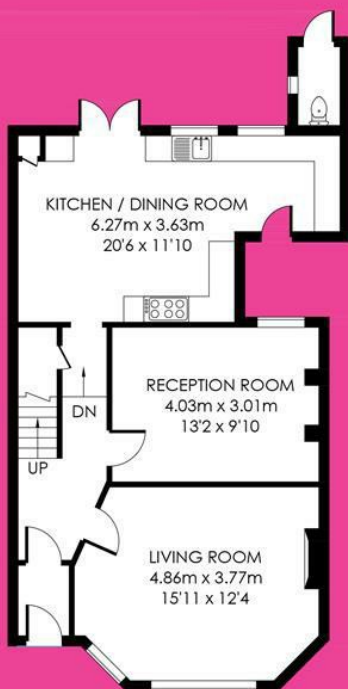
From our office turn left and continue north along Dyke Road. Highdown Road is the third turning on the left and the house is to be found on the left hand side.



Floor Plan

HIGHDOWN ROAD

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GROUND FLOOR

Approximate Floor Area
639.16 sq ft
(59.38 sq m)



FIRST FLOOR

Approximate Floor Area
631.41 sq ft
(58.66 sq m)



OUTBUILDING

Approximate Floor Area
238.31 sq ft
(22.14 sq m)



Approximate Gross Internal Area = 140.18 sq m / 1508.88 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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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		Current	Future
Very energy efficient - lower running costs			
(82-91) A			
(69-81) B			74
(55-68) C			
(45-54) D		53	
(35-44) E			
(21-34) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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