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## 13 Chanctonbury Road

Hove, BN3 6EL

### Offers In Excess Of £800,000

Offers in excess of £800,000 - A three double bedroom, Victorian, family home brought to the market retaining a wealth of character and charm throughout with a pretty, west facing garden with the potential to add further accommodation in the roof space subject to the necessary planning permissions.

Chanctonbury Road is a tree-lined no through road lying adjacent to Highdown Road and Old Shoreham Road and is within a short distance of the bustling Seven Dials with its array of bars, restaurants, delis, cafés, and other amenities. Brighton City centre is easily accessible as are the seafront and promenade. Both Brighton and Hove mainline railway stations are within easy walking distance, providing North-bound commuter links with London/the City. Renowned schools catering for all age groups are well-represented within the local area.

This end of terrace family home offers spacious accommodation and has been lovingly looked after by its owners for over 20 years. A through lounge/dining room has stripped wooden floors, period fireplaces in both rooms and sash windows to the front and to the rear French doors lead out to the garden. There is a cloakroom on the ground floor and kitchen/breakfast room is located at the rear with French doors also leading out to the mature west facing garden. On the first floor are three double bedrooms and a spacious family bathroom.

This property offers the potential to create a forever family home with the potential to develop and extend the current footprint, located near the Seven Dials but in a quiet, desirable cul de sac. Council tax band D.

### Viewing

Please contact our Austin Gray Residential Office on 01273 232232

if you wish to arrange a viewing appointment for this property or require further information.



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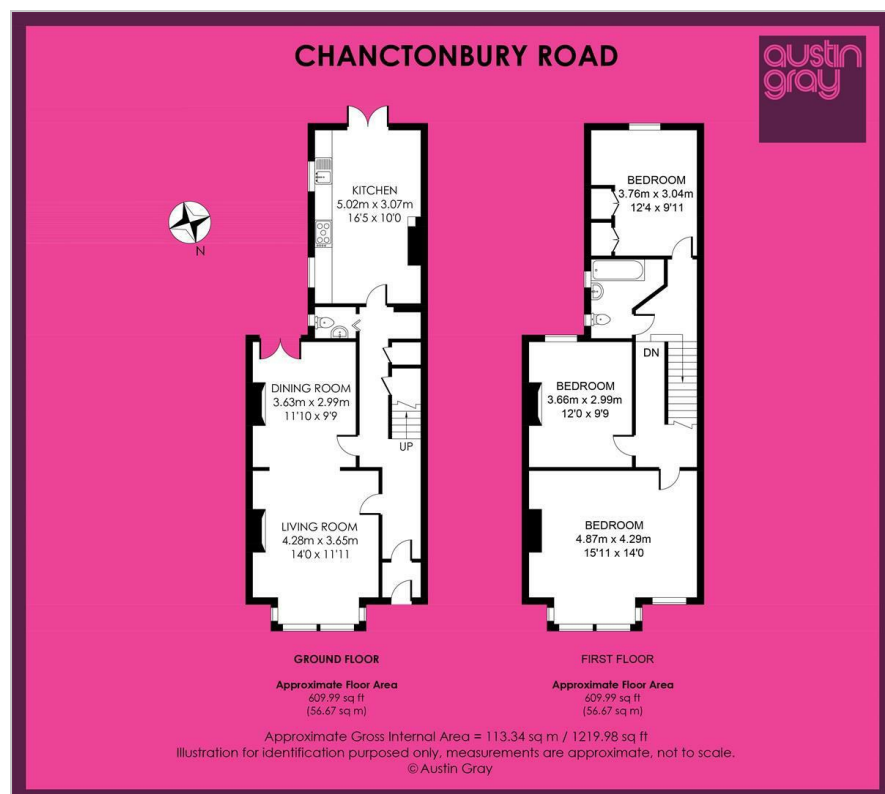
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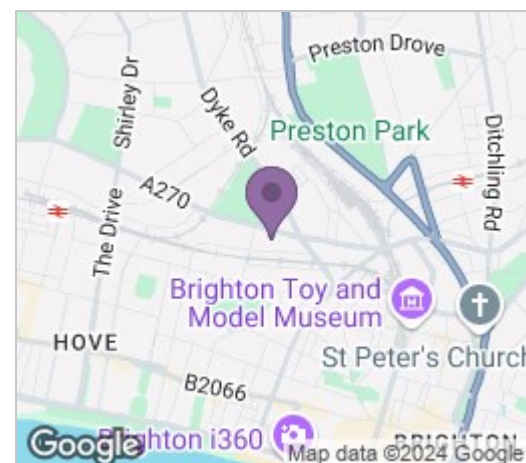
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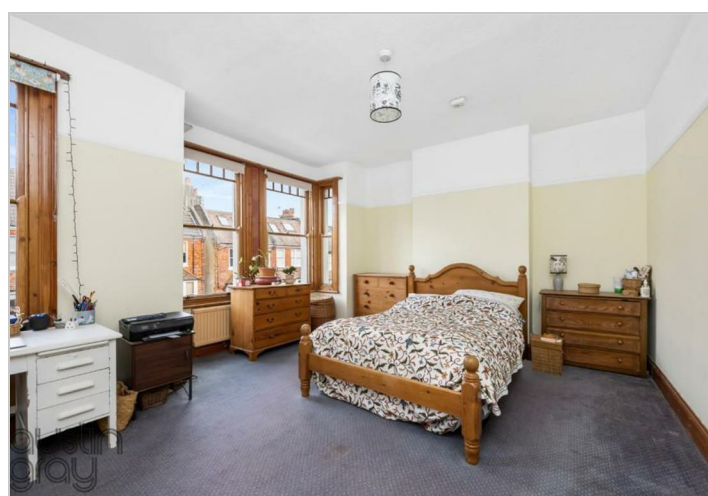
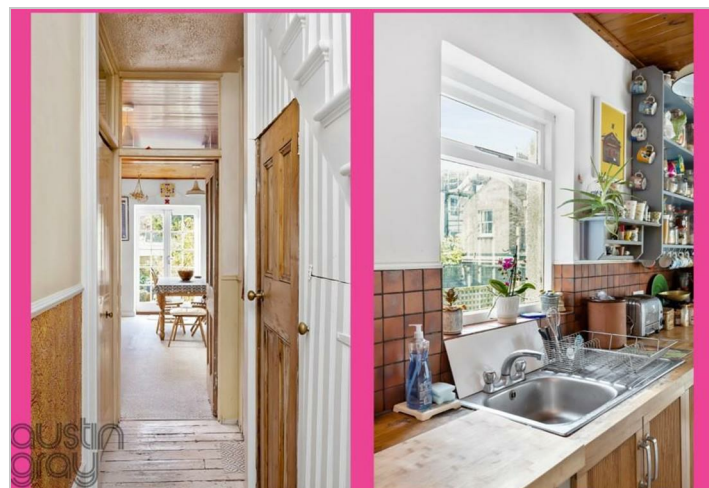
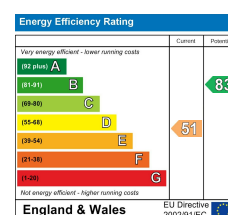
## Floor Plan



## Area Map



## Energy Efficiency Graph



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