



## 21 Newtown Road

Hove, BN3 6AA

### Offers In Excess Of £600,000

Situated on a popular residential road only moments from Hove Park and Hove Mainline Station, this charming three-bedroom terraced home offers an exceptional opportunity to acquire a property with character and scope to modernise.

Approaching the property and to the right is a neatly paved front garden. Upon entering the front door and through to the first room at the front is the spacious south facing living room with high ceilings and a large bay window.

Following down the hallway with downstairs storage, is the second reception room with a window looking out onto the rear garden- this is a versatile space that can be used as a dining room, home office or a playroom depending on your needs.

At the back of the property is the fitted kitchen with modern appliances including induction hob, washing machine and fridge, and a glazed door leads out to the rear facing garden, a peaceful, low-maintenance space with paved patio and scope for further landscaping. Behind the kitchen is the first of two bathrooms with this one also a separate shower and W/C.

On the first floor are of three bedrooms, a bathroom separate W/C. Access can be gained to the loft space which provides the opportunity to create additional accommodation SNPP.

- No Chain
- Three Bedrooms
- Two Reception Rooms
- Modern Fitted Kitchen
- Two Bathrooms
- Potential for Loft Conversion ( SNPP )
- Moments from Hove Mainline Station and Hove Park
- Sole Agents
- Council Tax Band B

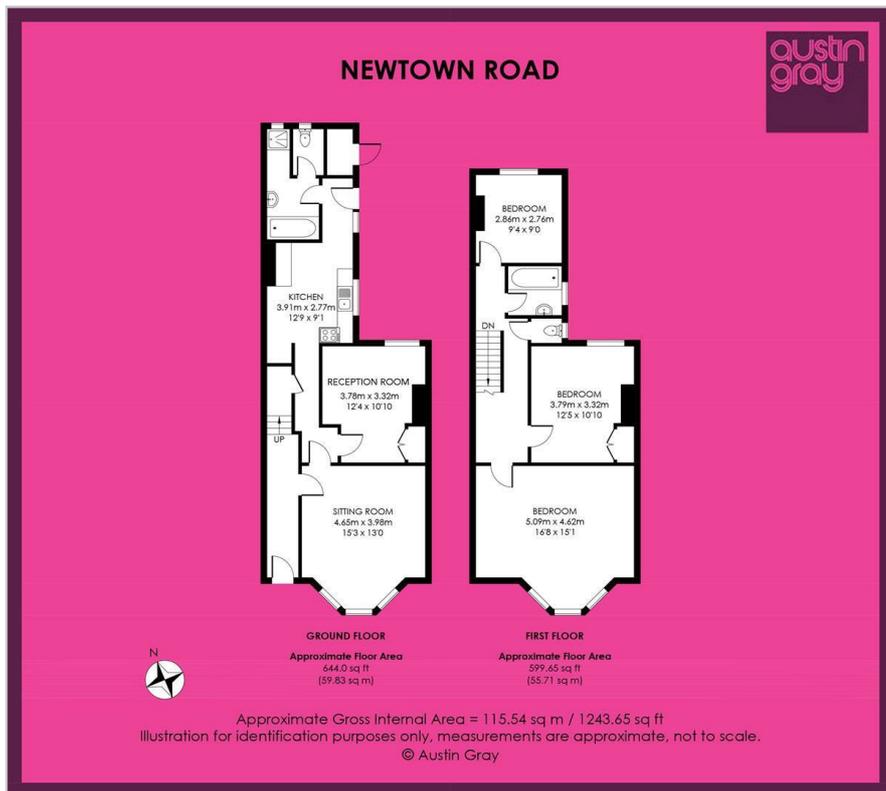
### Viewing

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.



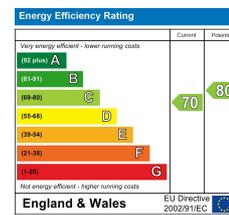
## Floor Plan



## Area Map



## Energy Efficiency Graph



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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