



Ferndale Road | Hove | BN3 6EU
Offers Over **£900,000**





A large four-bedroom terraced family home situated on the quiet residential street of Ferndale Road which is just a short distance from Seven Dials, a highly desirable location with fashionable cafes and boutique shops. A perfect location for commuters with Brighton mainline train station close by and the sea front less than 1 mile in distance.



Key features:

- Four Bedrooms
- Two Bathrooms
- Side Access
- Original Features
- Seven Dials Location
- Potential to Covert Large Loft
- Close to Mainline Stations
- West Facing Garden

 4 Bedrooms

 2 Bathrooms

 2 Living Rooms

INTERNAL The accommodation comprises entrance lobby with original tiled floor, hallway, living room with feature fireplace and ceiling cornicing, dining room currently being used as bedroom, large shower room and a delightful kitchen/breakfast room with door leading onto the rear garden. To the first floor, there is a fantastic sized master bedroom with potential for en suite, three further bedrooms and a family bathroom. There is also a generously sized loft space which could be converted, subject to the necessary consent.

The property further benefits from double glazing throughout, gas central heating, side access and an enclosed rear garden which takes full advantage of a westerly aspect.

EXTERNAL The garden is west facing and is very low maintenance with stylish slabs and a planted border and side return. The outside space also benefits from side access.

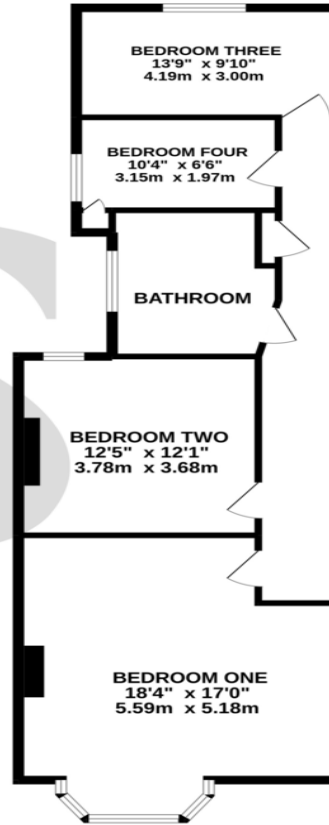
LOCATION Situated in the quiet residential street of Ferndale Road which is just a short distance from Seven Dials, a most desirable location with fashionable cafes and boutique shops, offering a unique lifestyle for those who enjoy the hustle and bustle on offer here. A perfect location for commuters with Brighton mainline train station close by along with Brighton seafront, Churchill Square shopping centre and the city's attractions.



GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Property Details:

Floor Area: 1,593 sq ft (148 sq m) – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band E

Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.