



# 58 Byron Street

Hove, BN3 5BB

**Guide price £700,000**

Guide Price £700,000-£725,000

A beautifully presented and thoughtfully extended three-bedroom Victorian home, offering over 1,150 Sq.Ft of bright, well-balanced accommodation and a delightful south-facing garden.

This attractive bay-fronted property opens into an elegant double-length reception room, where a charming log-burner set within a feature fireplace creates a cosy focal point. Warm wooden floors and generous proportions combine to create a versatile space, ideal for both relaxed evenings and entertaining.

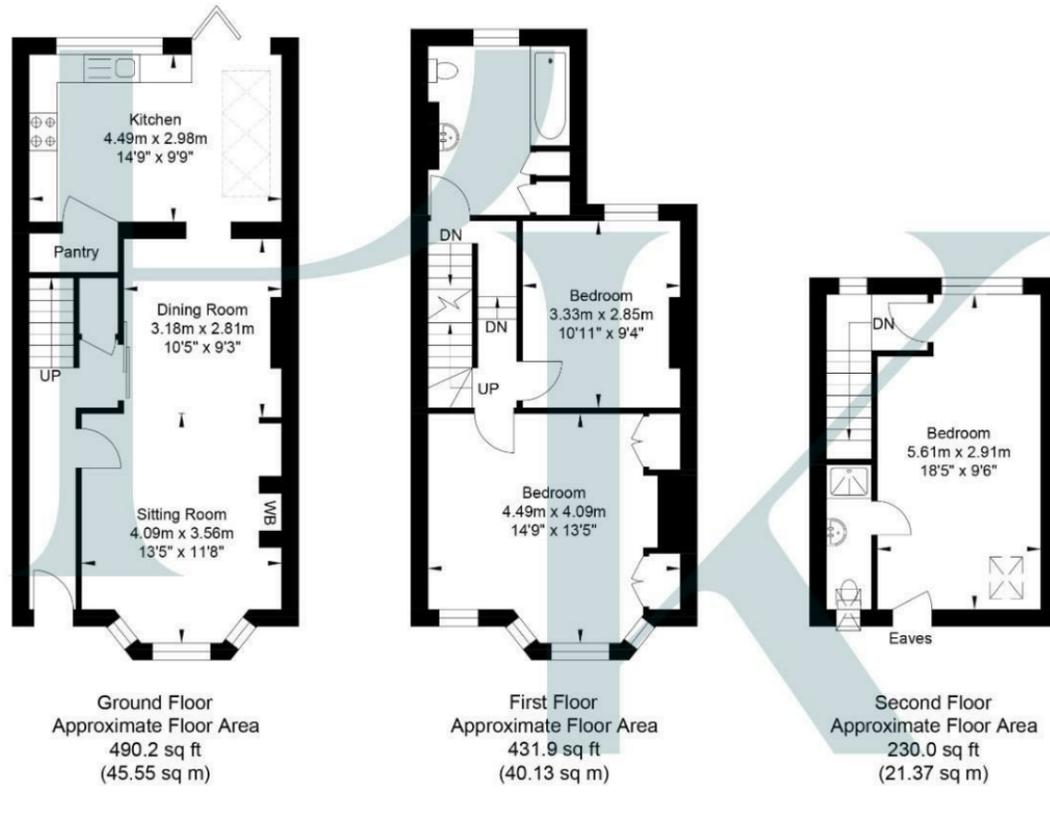
To the rear, the house has been extended to create a superb kitchen/dining room. Contemporary blue cabinetry is paired with solid worktops, while herringbone parquet flooring adds character and continuity. A large picture window frames views of the garden, and glazed French doors alongside overhead skylights flood the room with natural light. There is ample space for a dining table, making this a practical and sociable heart of the home with seamless access to the sunny rear garden.

The first floor comprises two well-proportioned bedrooms and a stylish family bathroom. The principal bedroom spans the full width of the front of the house and features a beautiful bay window, feature fireplace and bespoke storage. The second bedroom is ideal as a guest room, nursery or home office. Occupying the entire top floor, the impressive main bedroom suite provides a peaceful retreat. Generous in scale and bathed in light, it benefits from useful eaves storage and a contemporary en-suite shower room.

Situated on sought-after Byron Street in the ever-popular Poets' Corner, this home enjoys a prime position close to the vibrant amenities of Portland Road, where you will find an excellent selection of independent coffee shops, popular restaurants, local pubs and everyday conveniences. The property also falls within the catchment area for a number of highly regarded local schools and is within easy reach of both Hove and Aldington railway stations.



## Byron Street



Approximate Gross Internal Area = 107.0 sq m / 1152.1 sq ft

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

Energy Efficiency Rating	
Current	Potential
72	84

Very energy efficient - lower running costs  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not energy efficient - higher running costs

England & Wales EU Directive 2002/91/EC

Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential

Very environmentally friendly - lower CO<sub>2</sub> emissions  
 (92 plus) A  
 (81-91) B  
 (69-80) C  
 (55-68) D  
 (39-54) E  
 (21-38) F  
 (1-20) G  
 Not environmentally friendly - higher CO<sub>2</sub> emissions

England & Wales EU Directive 2002/91/EC

Pearson  
Keehan