



TRUEMANS



Hythe Road, Brighton, BN1 6JS

TRUEMANS **Guide Price £1,500,000 - £1,750,000**

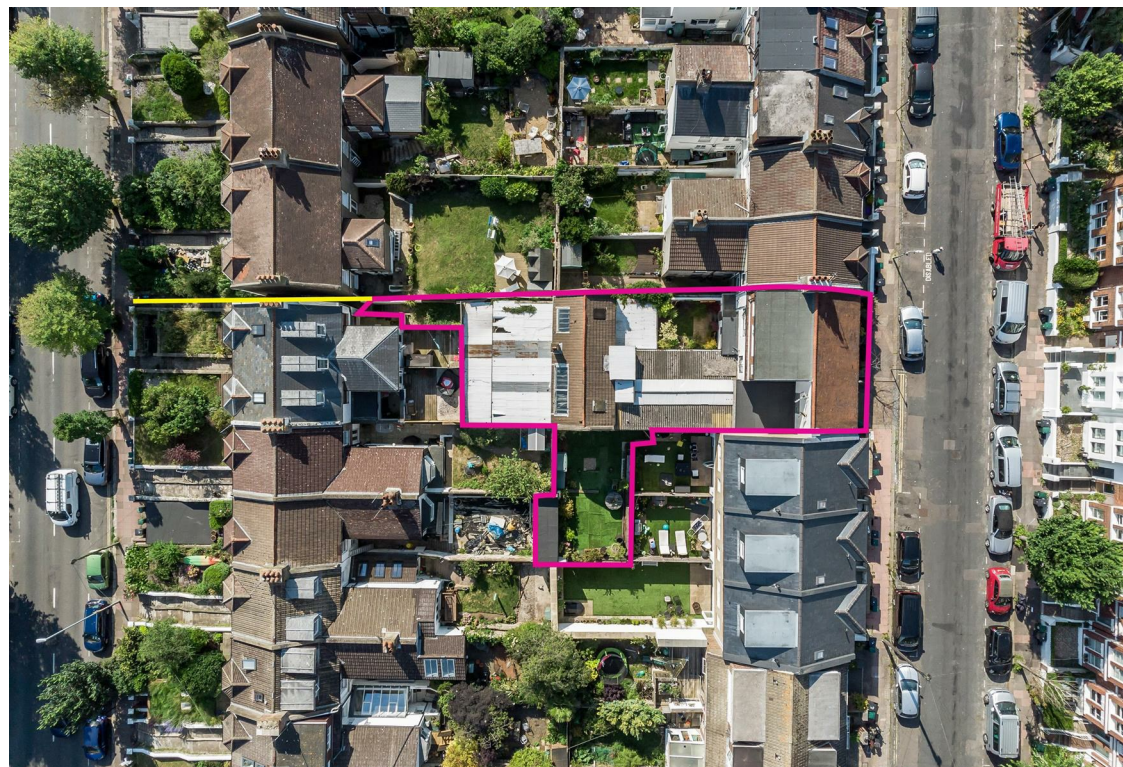
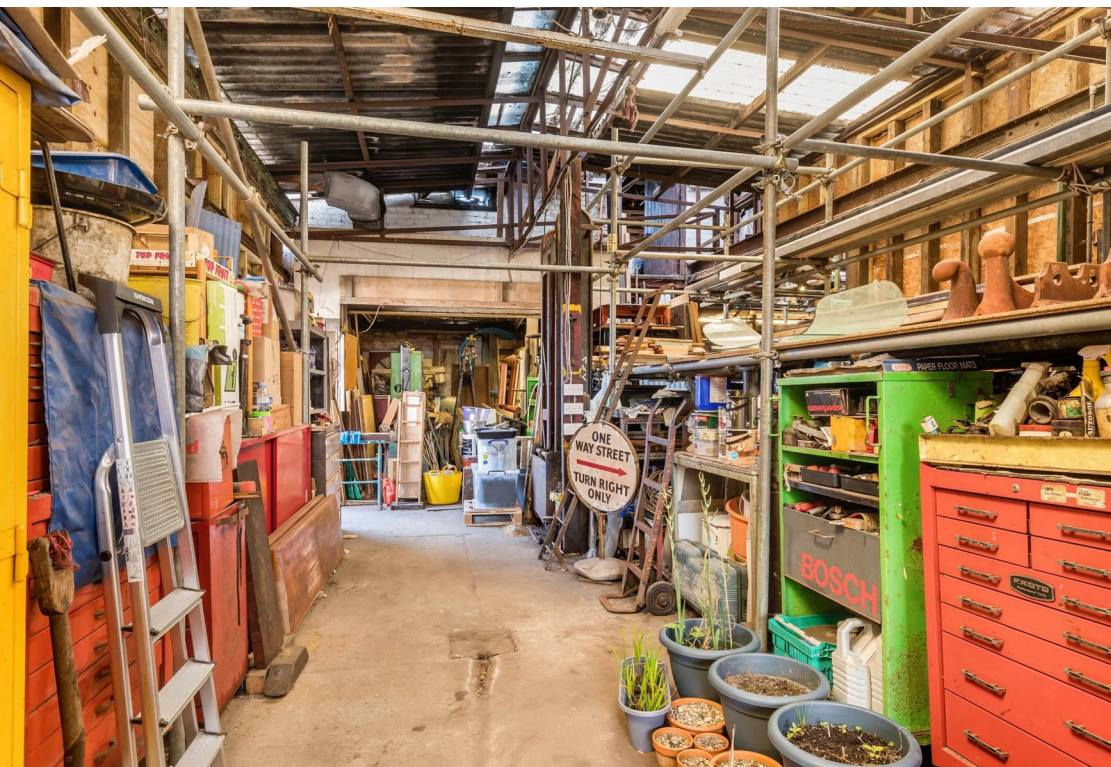
HUGE POTENTIAL - 3492 SQ FT

Steeped in history and offering endless potential, this unique home is really not one to be missed. Originally constructed in 1888 this Victorian home was the first on the road to be built and retains much of its period character.

On the ground floor of the main house, you will find the spacious living room as well as the bright kitchen/dining room. This room retains many of its original features and enjoys a floor to ceiling window with a bright outlook to the first of the home's two south facing gardens, the second of which is accessed via the expansive garage. Up to the first floor where you will find three double bedrooms one of which is currently a dressing room/exercise room, and on to the family bathroom. On the second floor the home's loft space has been converted to house a generous master bedroom suite complete with walk-in wardrobe and en-suite shower room.

To the rear of the property there is an extended garage/workshop space as well as a former stable block and there is currently planning permission to build a four-bedroom townhouse in this location. However, this vast space offers endless possibilities to make something rather spectacular to suit each individual need and could certainly attract someone that is looking for a separate annex, office space, studio or home gym area. There is also planning permission in place to further extend the main home across the garage to create additional rooms on the first and second floors.

The vibrant Fiveways area is the ideal location for families and professionals alike. The home is within walking distance of several coveted schools including Varndean, Balfour infants and junior, Downs infants & junior and Dorothy Stringer. Hythe Road offers good road links to the A27 & A23 whilst also being within easy reach of Preston Park & Brighton mainline Railway Stations; London road Station and local bus links to city centre and beyond.

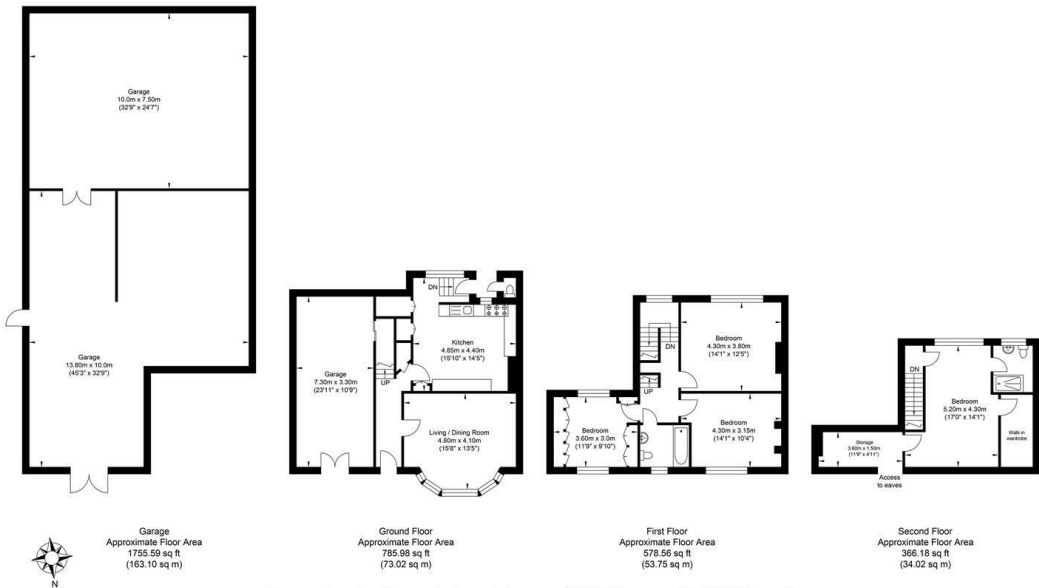






Hythe Road, Brighton, BN1 6JS

Hythe Road, Brighton



Approximate Gross Internal Area = 323.89 sq m / 3486.32 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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Further Information

Council Tax: Band C

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D	59	
(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 ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ 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 ₂ emissions		
England & Wales		EU Directive 2002/91/EC

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