



16 Modena Road

Hove, BN3 5QG

Guide price £1,200,000



FOSTER & CO.

- Semi-Detached
- 2 Bathrooms
- Snug
- West Facing Garden
- Fantastic Location
- 6 Bedrooms
- Living Room
- Kitchen Dining Room
- Potential Modernise
- Over 2000 sq ft

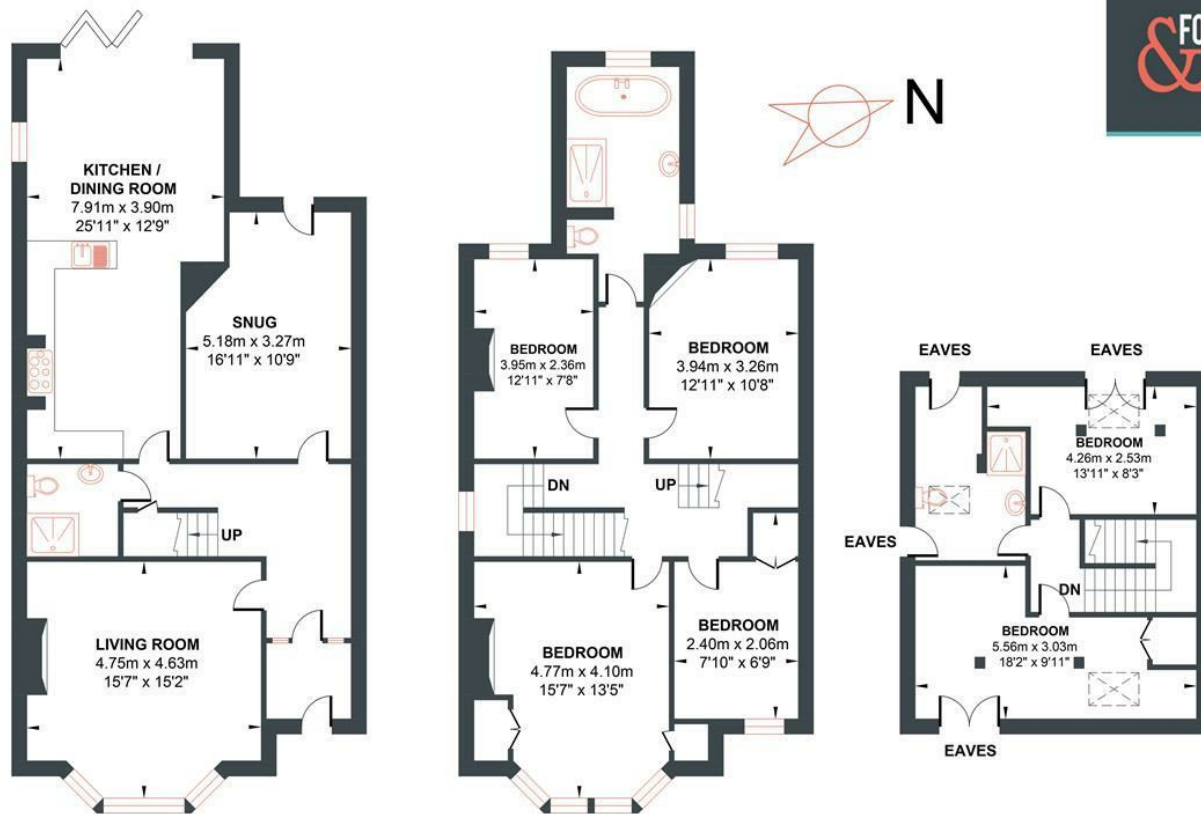
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		80
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	61	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



MODENA ROAD

Approximate Gross Internal Area = 190.41 sq m / 2049.55 sq ft

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



GROUND FLOOR
Approximate Floor Area
878.33 sq ft
(81.60 sq m)

FIRST FLOOR
Approximate Floor Area
778.01 sq ft
(72.28 sq m)

SECOND FLOOR
Approximate Floor Area
393.20 sq ft
(36.53 sq m)

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