

The Martlet

Hove

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About the property

Guide Price £700,000

A charming end of terrace Georgian style family home, in a tucked away position within the ever popular development; The Martlet. The Martlet is situated close to many amenities including a number of local schools, the Seven Dials shopping throughfare and both Preston Park and Hove mainline railway stations.

The house itself is beautifully presented throughout and offers well proportioned living space arranged over two floors. To the ground floor there is a WC, large storage cupboard, modern fitted kitchen with door out to the rear garden and a wonderful living/dining room with original wood flooring, log burner, large picture windows and further door leading out to the garden. On the first floor, there are three good sized bedrooms, a family bathroom and access to a good size West facing balcony.

Outside, there is a good sized enclosed patio garden to the rear and to the front, ample parking to the front and the benefit of an integral garage. The garage also offers the potential to convert, allowing one to customise and expand the living space to suit your needs.

The Martlet Hove



3

BEDROOM

1

RECEPTION

1

BATHROOM



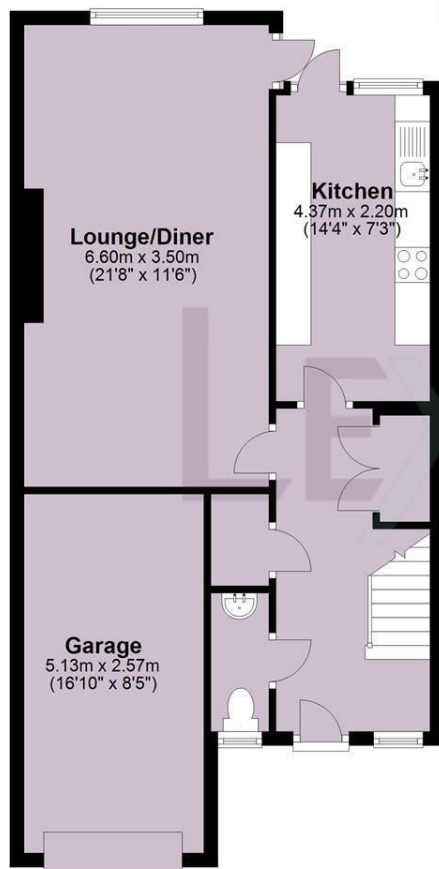




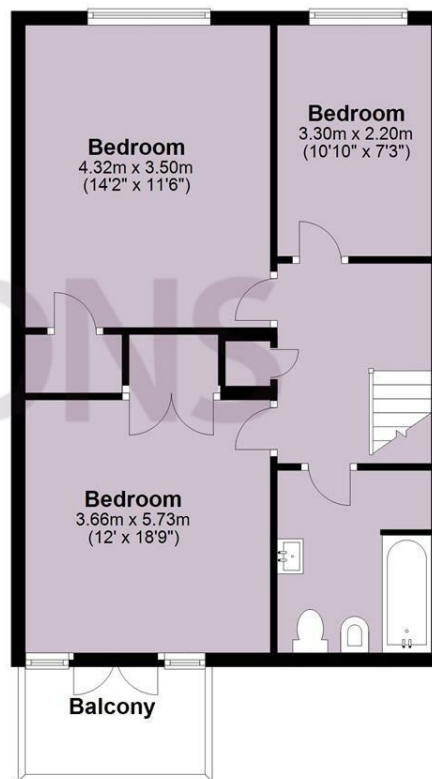


SCAN HERE TO OFFER ON THIS PROPERTY

Ground Floor
Approx. 60.7 sq. metres (653.2 sq. feet)



First Floor
Approx. 61.4 sq. metres (660.9 sq. feet)



Total area: approx. 122.1 sq. metres (1314.1 sq. feet)

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