

# The Martlet

## Hove

**LEXTONS** / SALES  
LETTINGS  
AUCTIONS  
COMMERCIAL



## About the property

**\*\*GUIDE PRICE £800,000 - £825,000\*\***

An attractive four bedroom semi detached house situated in a desirable Hove location, together with an unusually large garden.

The property is approached via a front garden with off street parking, garage and side gate with access to the rear garden.

The entrance hallway then leads to a front reception room with a large bay window and fireplace. Sliding glazed doors connect the dining room to the rear, which has French doors leading out to the garden. The well proportioned kitchen overlooks the established garden with a utility area to one side. The utility area leads out to the generously sized garden with an additional door into the garage.

Upstairs finds the main bedroom with a French doors that lead out to a good sized terrace with space for seating that overlooks the front of the property and green space beyond. A further three good sized bedrooms are found off the landing, each with built in storage. A family bathroom is centrally located at the top of the stairs.

Located in a popular location, close to the green spaces of Dyke Road Park, well rated schools and a short walk from the amenities of Seven Dials with its shops, cafes, delis and pubs. Brighton train station and Preston Park train station are both within easy reach.

## The Martlet Hove



4

BEDROOM

1

RECEPTION

1

BATHROOM



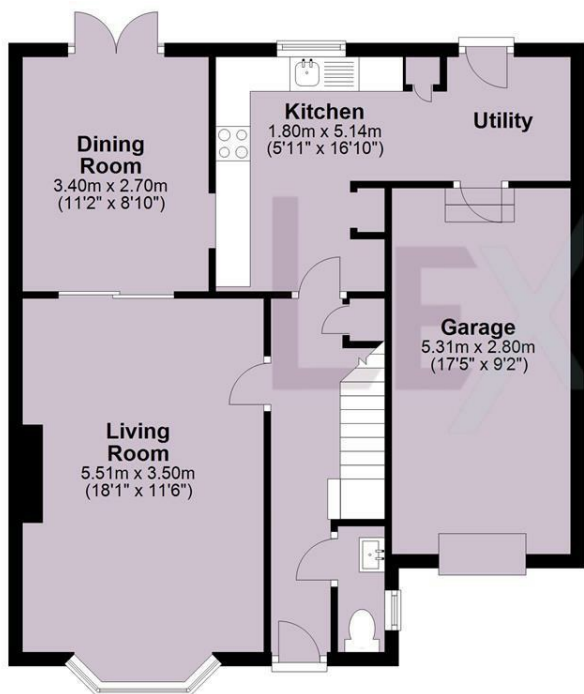




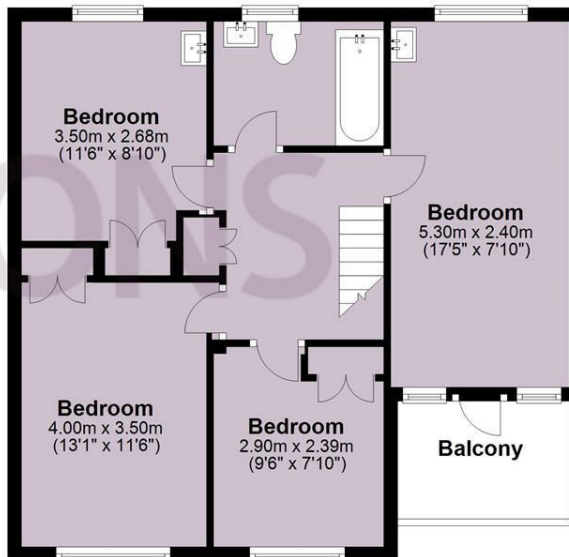


SCAN HERE TO OFFER ON THIS PROPERTY

**Ground Floor**  
Approx. 64.9 sq. metres (699.1 sq. feet)



**First Floor**  
Approx. 58.7 sq. metres (631.3 sq. feet)



Total area: approx. 123.6 sq. metres (1330.4 sq. feet)

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