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Company Registration No: 11397540



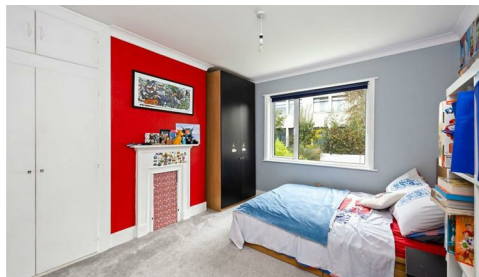
## 29 Marmion Road Hove BN3 5FS

Weatherills are delighted to present this beautifully redesigned and extended three storey family home, showcasing a perfect blend of period charm and modern living. Highlights include a spacious open plan kitchen and dining area ideal for family life, an attractive landscaped rear garden, and a wealth of retained character features. Conveniently located equidistant from Stoneham Park and Hove Junior School, this property offers both style and practicality in one of Hove's most sought after areas.



## Offers In The Region Of £650,000 Freehold

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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

A beautifully redesigned and extended three storey family home, perfectly positioned on this highly sought after residential street in central Hove.

Arranged over three floors, the accommodation briefly comprises: five bedrooms, two bathrooms, a ground floor WC, a welcoming reception hallway, a bright south facing living room and an impressive open plan family sized kitchen/dining room with an adjacent loggia and a useful utility cupboard.

Externally, the property enjoys an attractive front garden and a landscaped rear garden with a designated seating area, perfect for relaxing or entertaining.

The house is rich in period character, featuring an abundance of original details tastefully complemented by modern fittings and finishes. Located on Marmion Road, the property sits within striking distance of Hove's vibrant amenities, including the seafront and promenade, local shops and cafés, excellent transport links and well-regarded schools.

- AN IMPRESSIVE 3 STOREY FAMILY HOME
- 5 BEDROOMS & 2 LUXURY BATHROOMS
- GROUND FLOOR CLOAKROOM/WC (THEREFORE A WC ON EVERY FLOOR)
- A FAMILY SIZED OPEN PLAN KITCHEN/DINING ROOM WITH ADJACENT LOGGIA
- ENTIRELY SEPARATE SOUTH FACING LIVING ROOM WITH OPEN FIREPLACE

## EPC

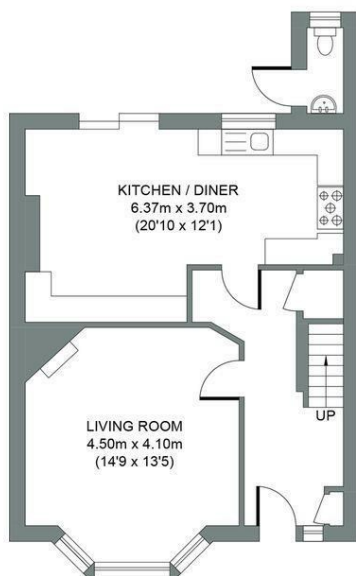
### Energy Efficiency Rating

	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	

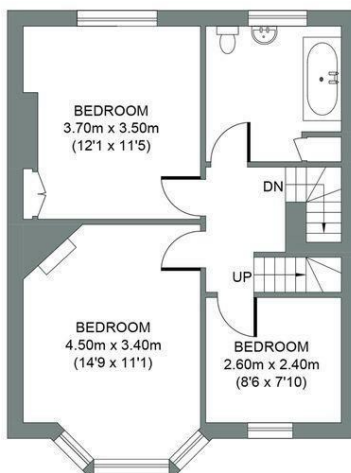


## Floor plans

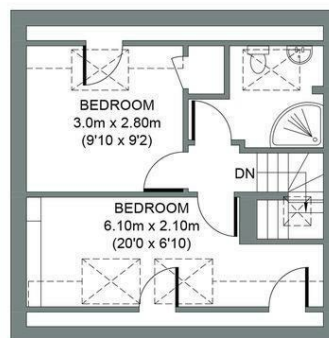
**GROUND FLOOR**  
Approximate Gross Internal Area  
49.22 sq m / 529.79 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
47.86 sq m / 515.16 sq ft



**SECOND FLOOR**  
Approximate Gross Internal Area  
28.45 sq m / 306.23 sq ft



**MARMION ROAD**

Total Area (Excluding Eaves) : 125.53m<sup>2</sup> = 1351.18ft<sup>2</sup>

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