



66 Montgomery Street, Hove BN3 5BE

Offers In Excess Of £700,000

- STUNNING FAMILY HOME
- BEAUTIFULLY PRESENTED
- THREE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- ENSUITE SHOWER ROOM
- EXTENDED KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- SOUTH FACING GARDEN

Whitlock and Heaps are pleased to offer to market this stunning Victorian bay fronted property having been skilfully extended and being presented in excellent order throughout. The house is situated in the favoured Poets Corner district of Hove within walking distance of the seafront and mainline station. To the ground floor is a charming through living/dining room leading onto the full width kitchen/breakfast room with bi-fold doors onto the south facing patio garden. The first and top floors are three bedrooms with an ensuite shower room to the master bedroom and a spacious family bathroom.

ENTRANCE HALL Exposed floorboards, understairs storage, radiator, meter cupboard.

KITCHEN/BREAKFAST ROOM Full width room which is south facing with two velux windows and bi-fold doors onto the garden. Incorporating 'Butler' sink with wooden work surface, cupboards and drawers with matching eye-level wall cupboards, space for range cooker with tiled splashback and stainless steel extractor over, exposed wood floor, appliance space, radiator.

LIVING/DINING ROOM Log burner, wooden double glazed sash windows, fitted cupboards and shelving in alcoves, two radiators, exposed floorboards.

FIRST FLOOR

LANDING Exposed floorboards.

BEDROOM 2 Feature fireplace with mantle over, wooden double glazed sash bay window, fitted cupboard in alcove, exposed wood floor, radiator.

BEDROOM 3 Feature fireplace with mantle over, fitted cupboard in alcove, UPVC double glazed sash window, radiator, exposed floorboards.

BATHROOM White suite comprising roll-top bath with mixer tap and shower attachment, separate walk-in shower with tiled surround, pedestal wash-hand basin, low level w.c., cupboard housing 'Vaillant' gas-fired boiler, UPVC double glazed sash window, heated ladder style towel rail.

BEDROOM 1 UPVC double glazed window, radiator, velux window, eaves storage.

EN-SUITE SHOWER ROOM Comprising walk-in shower with tiled surround, wash-hand basin with cupboard under, low level w.c., velux window, heated ladder style towel rail.

OUTSIDE

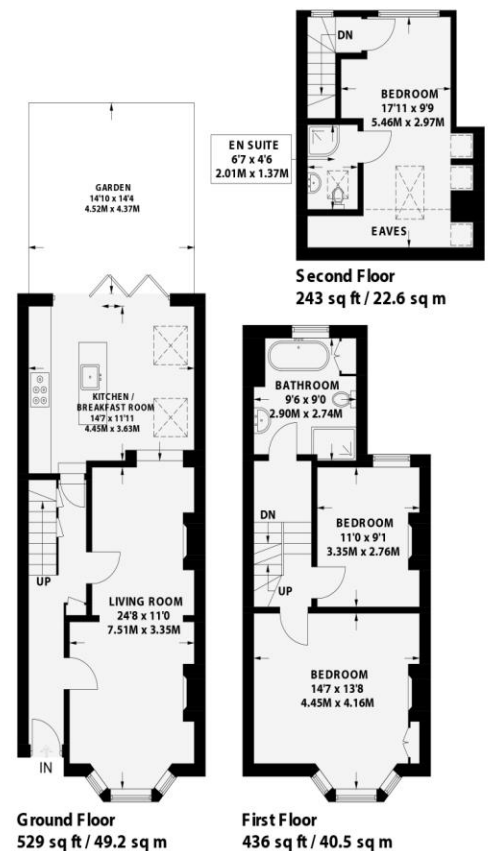
SOUTH FACING GARDEN Paved patio.

MONTGOMERY STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
1196 sq ft / 111.2 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
1208 sq ft / 112.3 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- G Garden Shortened for Display



TOP FLOOR

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