



1 Milnthorpe Road, Hove BN3 5HT

Asking Price Of £530,000

- BEAUTIFULLY REFURBISHED
- TWO BEDROOMS
- STUDY/NURSERY
- BATHROOM
- LIVING ROOM
- KITCHEN/DINING ROOM
- PRIVATE GARDEN
- DESIRABLE LOCATION

Whitlock and Heaps are pleased to bring to market this newly refurbished family home that has been updated to an excellent standard throughout and situated in this sought after location within walking distance of three train stations and Hove seafront. To the ground floor is a charming separate living room and open plan kitchen/dining room that leads onto the good size rear garden. To the first floor there are two bedrooms and a study/nursery with a modern white bathroom suite.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN/DINING ROOM Incorporating sink unit with mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset ceramic hob with concealed extractor over, oven, integrated dishwasher, washing machine and fridge/freezer, radiator, walk-in understairs cupboard housing 'Alpha' gas-fired boiler, radiator, UPVC double glazed window, 'French' doors to garden.

LIVING ROOM UPVC double glazed bay window, radiator.

FIRST FLOOR

LANDING Hatch to loft space, part boarded with velux window.

BEDROOM 1 UPVC double glazed bay window, second window to side, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

NURSERY/STUDY UPVC double glazed window, radiator.

BATHROOM White suite comprising tiled panelled bath with mixer tap and shower over, glazed shower screen, pedestal wash-hand basin, low level w.c., heated ladder style towel rail, tiled floor.

OUTSIDE

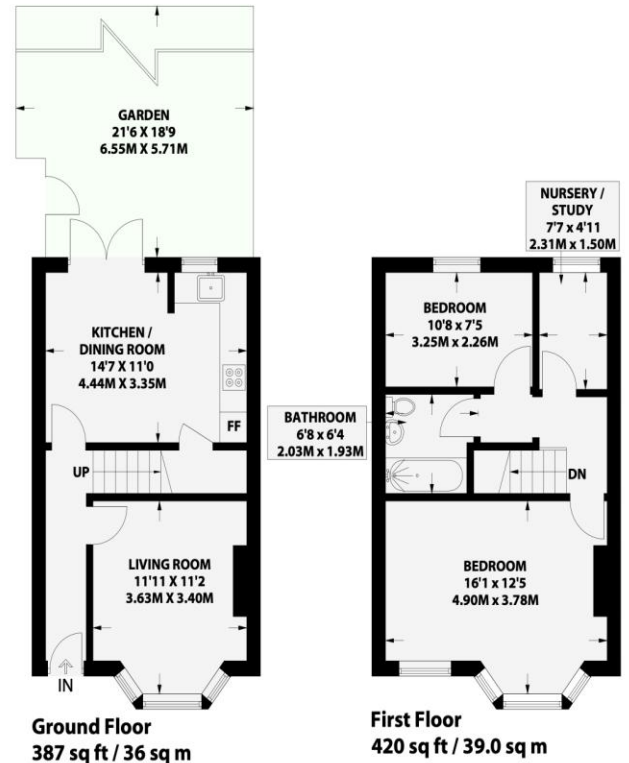
REAR GARDEN Laid to lawn with decked area, gate offering side access.

MILNTHORPE ROAD

Hove

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
800 sq ft / 74.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
807 sq ft / 75 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, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

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