



Mortimer Road, Hove



Offers In Excess Of
£250,000
Freehold

- ONE BEDROOM BUNGALOW
- OPEN PLAN KITCHEN/LIVING AREA
- FREEHOLD
- ADDITIONAL MEZZANINE
- POETS CORNER LOCATION

Robert Luff & Co are delighted to offer to market this private, rarely available bungalow ideally situated in Poets corner in central Hove with easy access to everything that this highly popular and desirable city has to offer. Located on Mortimer Road this bungalow benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

The accommodation features: Open plan living space with fitted kitchen, bedroom, shower room and additional mezzanine.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Kitchen/Living Area 19'68 x 12'09 (5.79m x 3.89m)

Matching wall and base units. Oven, gas hob and extractor fan. Space for washing machine and fridge freezer. Stainless steel sink/drain. Radiator. Velux window. Double glazed window.

Bedroom 11'44 x 8'07 (3.35m x 2.62m)

Double glazed window to side. Radiator.

Shower Room

Shower. WC. Wash hand basin. Radiator. Velux window.

Mezzanine 19'75 x 5'24 (5.79m x 1.52m)

Velux Window.

AGENTS NOTES

Tenure: Freehold

EPC: TBC

Council Tax: B

28 Blatchington Road, Hove, East Sussex, BN3 3YN

T: 01273 921133 E:

www.robertluff.co.uk



Ground Floor

Approx. 30.0 sq. metres (322.9 sq. feet)



First Floor

Approx. 9.6 sq. metres (103.3 sq. feet)



Total area: approx. 39.6 sq. metres (426.2 sq. feet)

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

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.