



Kendal Road, Hove



Asking Price
£625,000
Freehold

- THREE DOUBLE BEDROOMS
- POPULAR POETS CORNER LOCATION
- WEST FACING REAR GARDEN
- TERRACED HOUSE
- POTENTIAL TO EXTEND ST/HP

Robert Luff & Co are delighted to bring to market this spacious three bedroom terraced house situated in the popular residential area of Hove's Poets Corner. Located on Kendal Road this mid-terraced house benefits from being just a short walk from Hove seafront with 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.

Accommodation Offers; Large living / dining room, kitchen, three double bedrooms and a family bathroom. Other benefits include; West facing landscaped rear garden and potential to extend ST/HP

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Accommodation

Entrance

Living Room 12'0" x 11'3" (3.66m x 3.44m)

Dining Room 10'11" x 10'2" (3.34 x 3.11)

Kitchen 16'5" x 9'0" (5.02 x 2.75)

Stairs Leading To First Floor

Bedroom One 16'0" x 11'3" (4.90 x 3.44)

Bedroom Two 11'9" x 10'5" (3.60 x 3.20)

Bedroom Three 13'6" x 8'1" (4.12 x 2.48)

Rear Garden

Agents Notes

EPC Rating: TBC

Council Tax Band: D

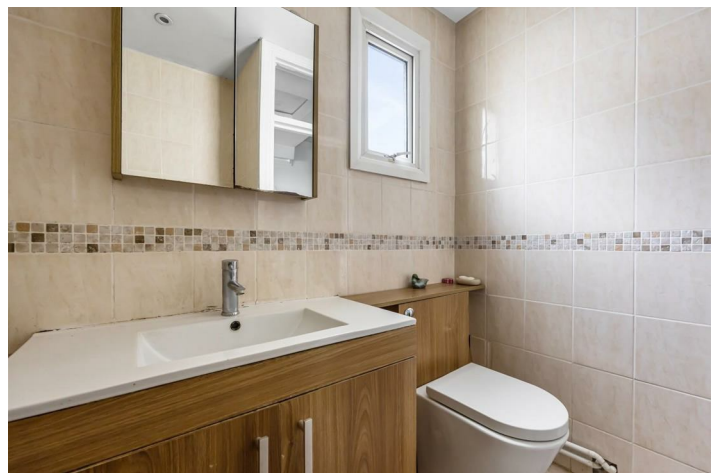
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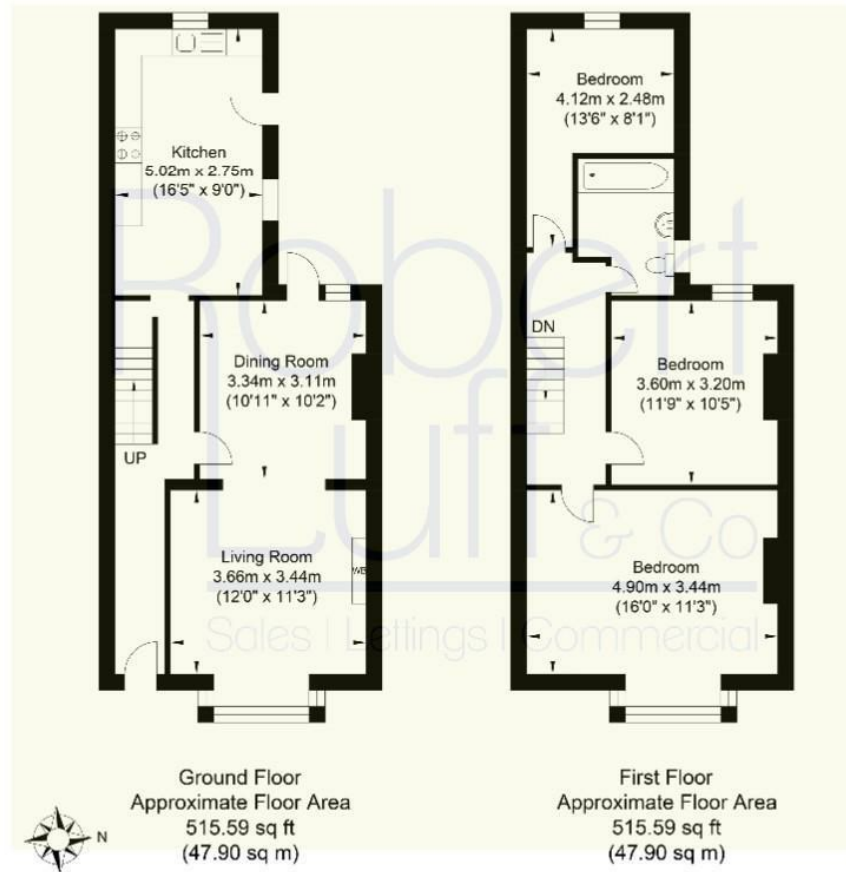
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Approximate Gross Internal Area = 95.80 sq m / 1031.18 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

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.