



Godwin Road, Hove



Guide Price
£300,000
Freehold

- TWO DOUBLE BEDROOMS
- POTENTIAL TO EXTEND STAP
- LARGER THAN USUAL REAR GARDEN
- POTENTIAL FOR A DRIVEWAY STAP
- POPULAR RESIDENTIAL AREA
- NEWLY FITTED KITCHEN

GUIDE PRICE: £300,000 - £325,000

Robert Luff & Co are delighted to offer to market this ideal family home, Godwin Road is a two bedroom terraced house situated in the ever popular Hangleton area. This family home benefits from being in close proximity to Portslade station, local amenities and highly rated Schools including Hove Park and Blatchington Mill.

Accommodation offers; Living room, separate kitchen, family bathroom and two large bedrooms. Other benefits include; bigger than usual garden spanning over 100ft, potential to extend STAP, potential to move the bathroom to the first floor and the vendor is suited.

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Accommodation

Living Room 11'9" x 11'5" (3.6 x 3.5)

Kitchen 10'9" x 8'2" (3.3 x 2.5)

Bathroom 8'2" x 5'2" (2.5 x 1.6)

Stairs Leading To First Floor

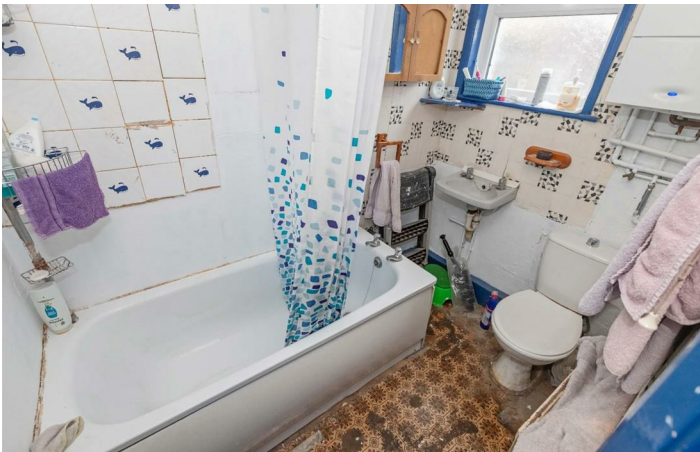
Bedroom One 16'4" x 10'5" (5.0 x 3.2)

Bedroom Two 16'4" x 9'2" (5.0 x 2.8)

Agents Notes

Council Tax Band: B

EPC Rating: C



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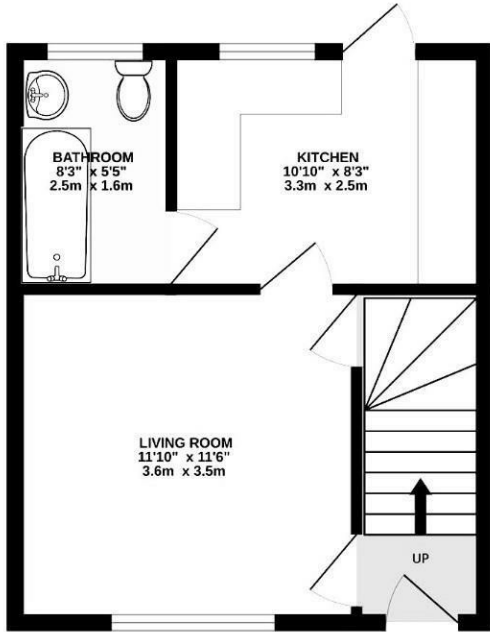
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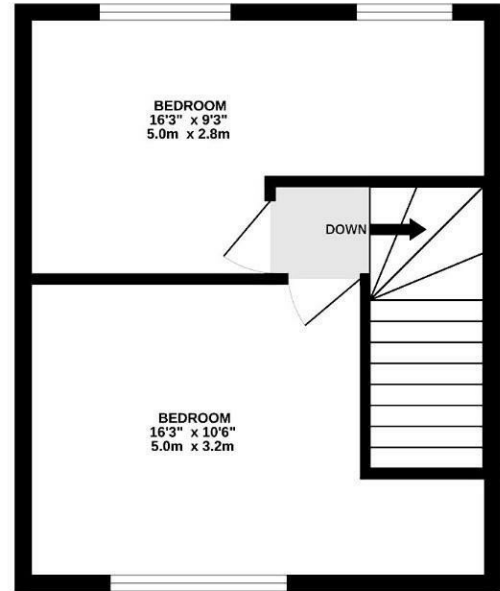
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Floorplan

GROUND FLOOR
321 sq.ft. (29.8 sq.m.) approx.



1ST FLOOR
321 sq.ft. (29.8 sq.m.) approx.



TOTAL FLOOR AREA : 641 sq.ft. (59.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			91
(81-91) B			
(69-80) C		71	
(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.

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