



## The Martlet, Hove



Price Range  
£700,000  
Freehold

- THREE DOUBLE BEDROOMS
- END OF TERRACE HOUSE
- DRIVEWAY & GARAGE
- CLOSE PROXIMITY TO HOVE STATION & 7 DIALS
- PRIVATE REAR GARDEN & BALCONY
- GREAT LOCAL SCHOOLS

\*\*\*GUIDE PRICE: £700,000 - £750,000\*\*\*

Robert Luff & Co are delighted to bring to market The Martlet - a charming property that offers a fantastic opportunity for those seeking a delightful home in a prime location. Accommodation offers; large Living Room, Separate Kitchen, three double bedrooms and a family bathroom.

Situated in a quiet close, this property offers a peaceful retreat while still being conveniently close to Hove Station and 7 Dials, making commuting a breeze. The easy access in and out of Brighton further adds to the appeal of this location, ensuring that you are well-connected to all the amenities and attractions that the vibrant city has to offer.

One of the standout features of this property is the potential to extend into the garage, allowing you to customise and expand the living space to suit your needs. Whether you're looking to create a home office, a playroom for the kids, or an additional bedroom, the possibilities are endless.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

Driveway

Entrance Hall

Living Room 21'8" x 11'5" (6.62 x 3.50)

Kitchen 14'4" x 7'2" (4.37 x 2.19)

Stairs Leading To First Floor

Bedroom One 14'4" x 11'5" (4.38 x 3.50)

Bedroom Two 11'10" x 11'5" (3.62 x 3.50)

Bedroom Three 10'9" x 7'3" (3.29 x 2.22)

Bathroom

Rear Garden

Garage

Agents Notes

Council Tax Band: E

EPC: D

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

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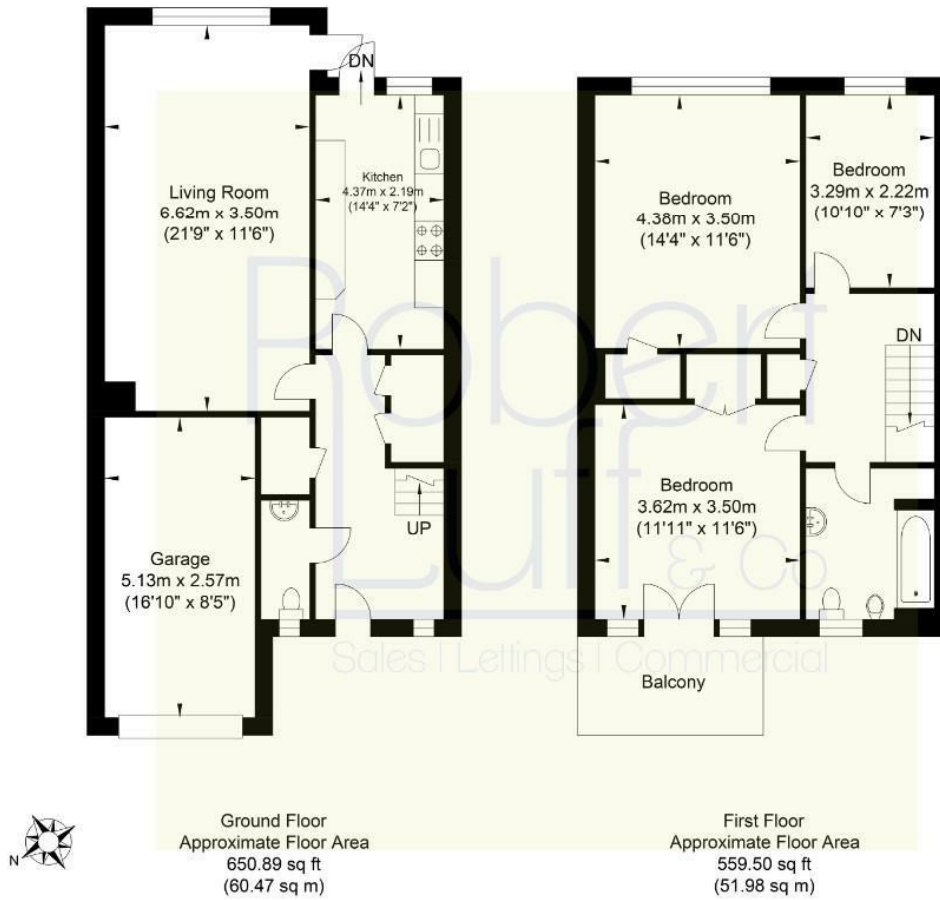


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## The Martlets



Approximate Gross Internal Area = 112.45 sq m / 1210.40 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) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>	EU Directive 2002/91/EC		

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>	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.