



## Brooker Street, Hove

Guide Price  
£550,000  
Freehold

- TWO BEDROOM DETACHED HOUSE
- WEST FACING GARDEN
- BUILT IN 2020
- OUTSTANDING DECORATIVE ORDER THROUGHOUT
- IDEAL CENTRAL HOVE LOCATION
- MOMENTS FROM HOVE STATION
- CLOSE TO ALL LOCAL AMENITIES

\*\*\* GUIDE PRICE £550,000 - £600,000 \*\*\*

Robert Luff & Co are delighted to offer to market this outstanding two bedroom detached house situated on Brooker Street in central Hove with easy access to everything that this highly popular and desirable city has to offer. This house 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 and Church Road with its variety of bars, restaurants, cafes and local independent shops. The detached home is beautifully presented throughout and benefits from no onward chain.

Please note we understand this is a 'car free development', meaning it is not currently possible to apply for a residential parking permit.

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## Accommodation

Entrance Hall

Kitchen/Living Area 22'8 x 12'4 (6.91m x 3.76m)

Utility Room 8'1 x 5'10 (2.46m x 1.78m)

Bedroom One 12'5 x 11'10 (3.78m x 3.61m)

Bedroom Two 12'5 x 9'11 (3.78m x 3.02m)

Shower Room

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

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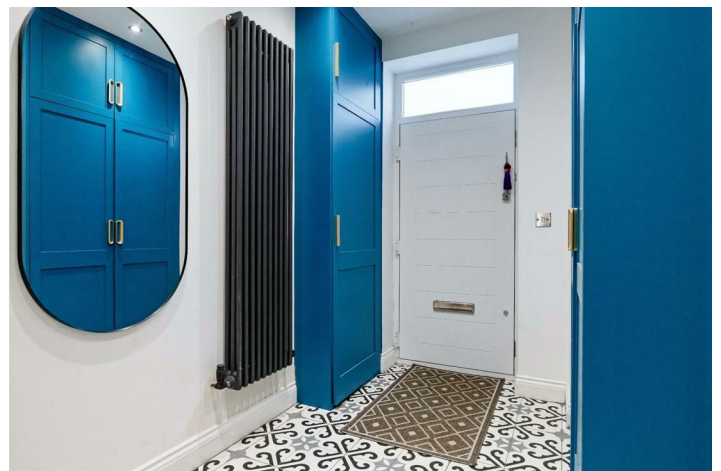
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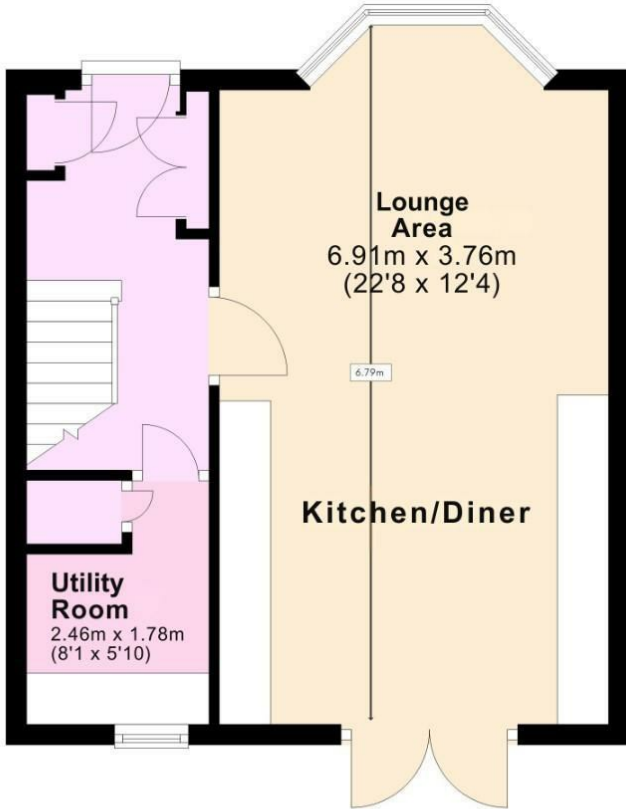




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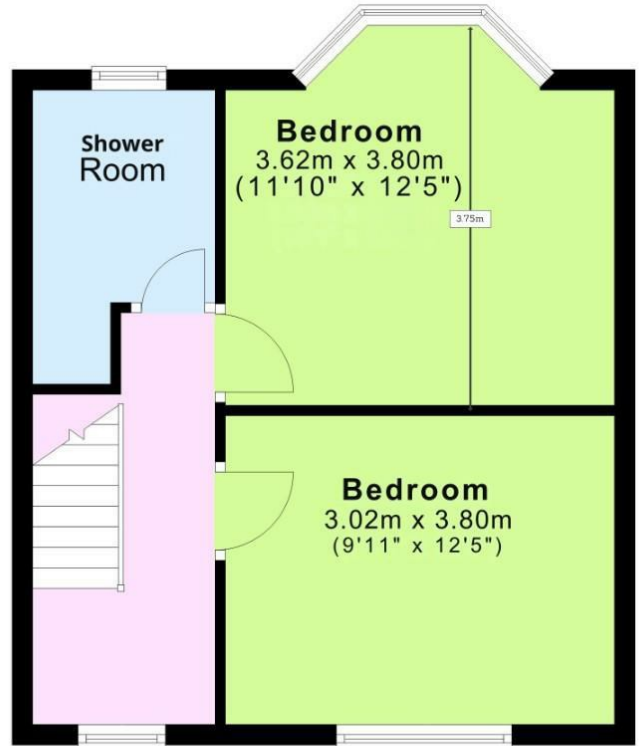
**Ground Floor**

Approx. 35.5 sq. metres (382.0 sq. feet)



**First Floor**

Approx. 35.5 sq. metres (382.0 sq. feet)



Total area: approx.71.0sq. metres (763.9 sq. feet)

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.