



Haddington Street, Hove



Guide Price
£550,000
Freehold

- AN OUTSTANDING TWO DOUBLE BEDROOM TERRACED HOUSE
- LANDSCAPED REAR GARDEN
- EXTENDED KITCHEN/BREAKFAST ROOM
- IDEAL CENTRAL HOVE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- POTENTIAL TO EXTEND INTO THE LOFT STNPG

*** GUIDE PRICE £550,000 - £575,000 ***

Robert Luff & Co are delighted to offer to market this extended two bedroom terraced house which is beautifully presented throughout and ideally situated on Haddington 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 family home also has great potential and could be extended into the loft STNPG.

The accommodation within the property is arranged over two floors and briefly comprises two double bedrooms, family bathroom, open living/dining room and kitchen/breakfast area with direct access to the landscaped rear garden.

Robert
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Accommodation

Entrance Hall

Sitting/Dining Room 23'7 x 15'1 (7.19m x 4.60m)

Kitchen/Breakfast Area 14'5 x 13'1 (4.39m x 3.99m)

Stairs to first floor

Bedroom One 15'1 x 11'9 (4.60m x 3.58m)

Bedroom Two 11'9 x 9'2 (3.58m x 2.79m)

Bathroom

Agents Notes

Freehold

EPC: C

Council Tax: B

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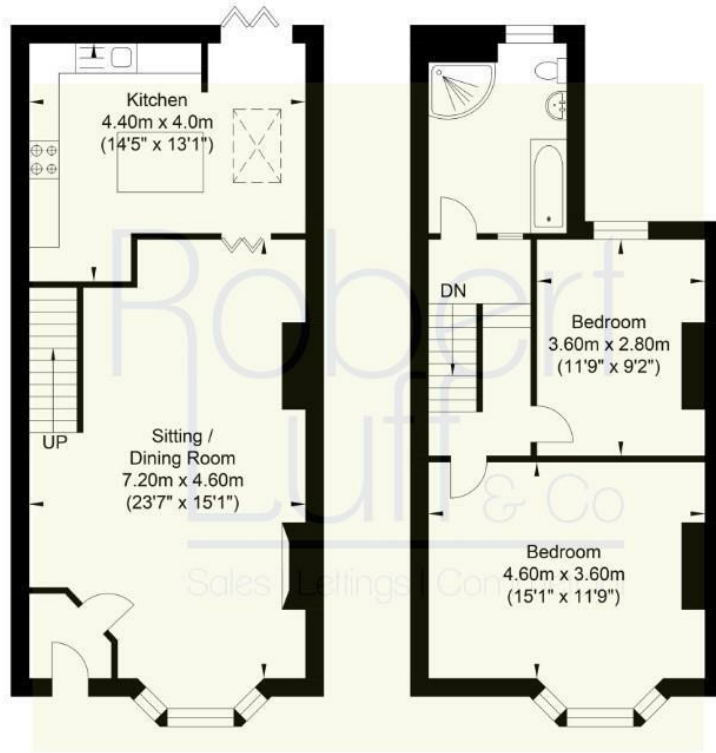


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Haddington Street



Ground Floor
Approximate Floor Area
533.45 sq ft
(49.56 sq m)

First Floor
Approximate Floor Area
451.76 sq ft
(41.97 sq m)

Approximate Gross Internal Area = 91.53 sq m / 985.22 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			89
(81-91) B			
(69-80) C		72	
(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.