



## Mortimer Mews, Hove



Asking Price  
£425,000  
Freehold

- AN OUTSTANDING TWO BEDROOM END OF TERRACE HOUSE
- RECENTLY RENOVATED THROUGHOUT
- NO ONWARD CHAIN
- TWO BATHROOMS
- PRIVATE SOUTH FACING BALCONY
- FIRST COME FIRST SERVE PARKING
- IDEAL POETS CORNER LOCATION

Robert Luff & Co are delighted to bring to market this outstanding two bedroom end of terrace house situated in Poets Corner. Located in Mortimer Mews this home 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; Two bedrooms, through lounge/diner, modern fitted kitchen, modern fitted family bathroom & additional shower room. Other benefits include; A private south facing balcony, first come first serve parking & no onward chain.

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

Robert  
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## Accommodation

Entrance Hall

Kitchen 13'9 x 7 (4.19m x 2.13m)

Lounge/Diner 16'3 x 13'10 (4.95m x 4.22m)

Stairs to first floor

Bedroom One 10'5 x 9'10 (3.18m x 3.00m)

Bedroom Two 10'5 x 7'3 (3.18m x 2.21m)

Shower Room

Bathroom

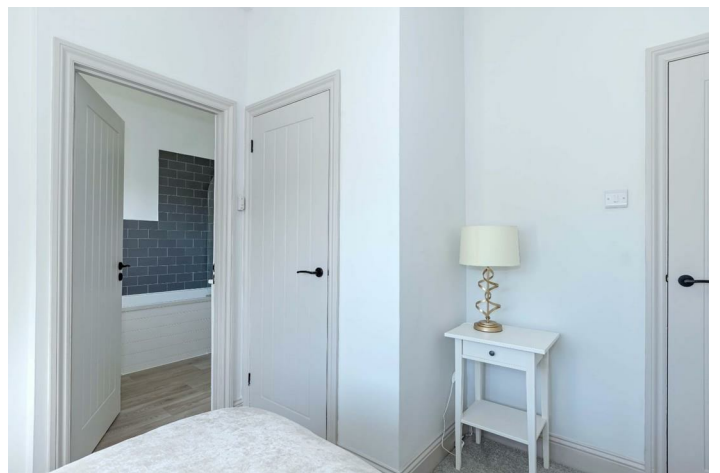
South facing Balcony

First come first serve parking

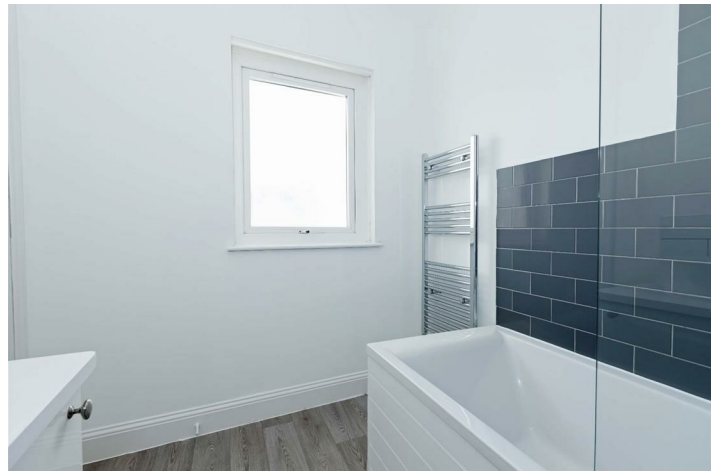
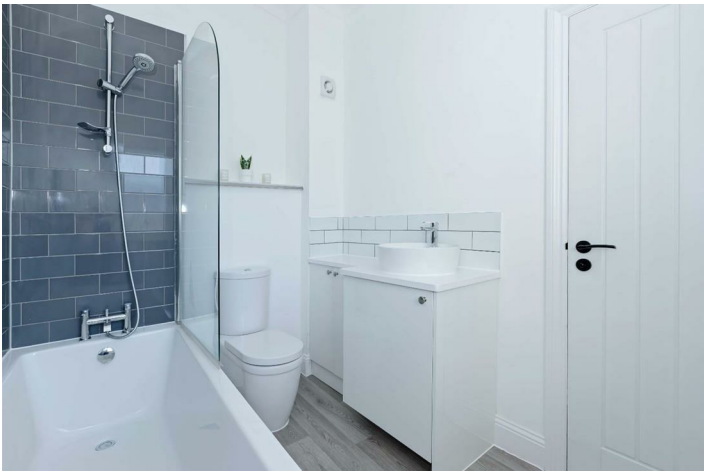
28 Blatchington Road, Hove, East Sussex, BN3 3YD

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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.