



## Stirling Place, Hove

Asking Price  
£700,000  
Freehold

- THREE DOUBLE BEDROOMS
- HIGHLY SOUGHT AFTER, CENTRAL HOVE LOCATION
- BEAUTIFULLY PRESENTED THROUGHOUT
- PERIOD FEATURES
- FAMILY BATHROOM & ENSUITE
- JULIETTE BALCONY

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

Robert Luff & Co are delighted to offer to market this outstanding three bedroom terraced house ideally situated on Stirling Place 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.

Accommodation offers; Three double bedrooms, family bathroom, ensuite to main bedroom, separate living area, kitchen/breakfast room and ground floor WC. Other benefits include a Juliette balcony, modern decor throughout and period features.

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

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## Accommodation

### Entrance Hall

#### Living Room 17'4" x 12'11" (5.29 x 3.94)

Bay window to front, coving, picture rail, ceiling rose, laminate flooring, shutters, fireplace, radiator

#### Kitchen/Breakfast Room 13'8" x 10'0" (4.19 x 3.05)

Matching wall and base units, worktop incorporating Butler sink, oven, gas hob and extractor, sash window to rear, picture rail, feature period fireplace, radiator

### WC

WC, wash hand basin

### Stairs Leading To First Floor

#### Bedroom Three 13'8" x 10'8" (4.19 x 3.26)

Built in wardrobe, period feature fireplace, sash window to rear, picture rail, radiator

#### Bedroom Two 15'6" x 10'8" (4.74 x 3.26)

Two x sash windows to front, radiator, picture rail. period feature fireplace, engineered oak flooring

### Bathroom

Sash window to front, WC, wash hand basin, bath with shower overhead,

### Stairs leading To Top Floor

#### Bedroom One 24'4" x 13'8" (7.42 x 4.18)

Engineered oak flooring, double doors to South facing Juliet balcony, built in storage, two Velux windows to front, exposed brick chimney

### En-suite

Walk in shower, wash hand basin, WC, Velux window

### Agents Notes

EPC Rating: D

Council Tax Band: C



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# Stirling Place



Approximate Gross Internal Area = 130.80 sq m / 1407.91 sq ft  
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating		Current	Potential
Vary 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.