



Modena Road, Hove



Asking Price
£945,000
Freehold

- POTENTIAL TO TURN INTO A LARGE SEMI DETACHED HOUSE
- NO ONWARD CHAIN
- POPULAR HOVE LOCATION
- CURRENTLY SPLIT AS TWO FLATS
- LARGE REAR GARDEN
- SPANNING OVER 1 800 SQ.FT

Robert Luff & Co are delighted to bring to the market this rarely available opportunity to transform this property back to one house STNP. Modena Road is positioned within the highly sought after residential area of New Church Road, it is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drurys. Aldrington and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also short walk away.

Accommodation is split over two flats; a large one bedroom ground floor flat and a spacious three bedroom flat on the first floor. Other benefits include: no onward chain, large rear garden and potential to extend into the loft STNP.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
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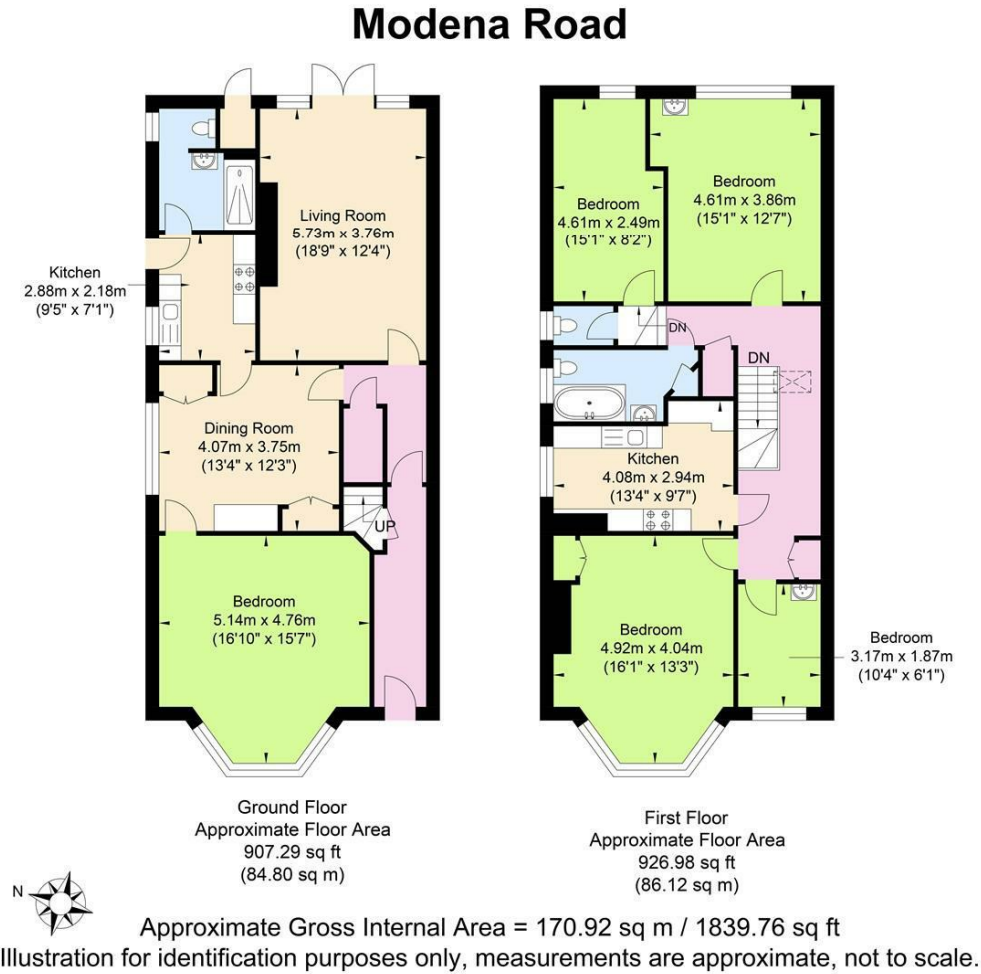


Accommodation



28 Blatchington Road, Hove, East Sussex, BN3 3YN
T: 01273 921133 E:
www.robertluff.co.uk





Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(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.