



## Haddington Street, Hove



Offers Over  
£625,000  
Freehold

- AN OUTSTANDING THREE BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED THROUGHOUT
- TWO BATHROOMS
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- LANDSCAPED REAR GARDEN
- CLOSE TO LOCAL AMENITIES & HOVE MAINLINE STATION

Robert Luff & Co are delighted to offer to market this extended three 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 accommodation within the property is arranged over three floors and briefly comprises three double bedrooms, family bathroom, one en-suite, open living/dining room and separate kitchen with direct access to the landscaped rear garden.

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

**Robert  
Luff & Co**  
Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen 11'7 x 7'4 (3.53m x 2.24m)

Living Room 13'3 x 12 (4.04m x 3.66m)

Dining Room 12'3 x 8'4 (3.73m x 2.54m)

Stairs To First Floor

Bathroom

Bedroom Three 11'9 x 9'6 (3.58m x 2.90m)

Bedroom One 15'2 x 13'2 (4.62m x 4.01m)

Stairs To Second Floor

Bedroom Two 19'11 x 8'3 (6.07m x 2.51m)

Ensuite

Landscaped Rear Garden

### Agents Notes

Freehold

EPC: C

Council Tax: C

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

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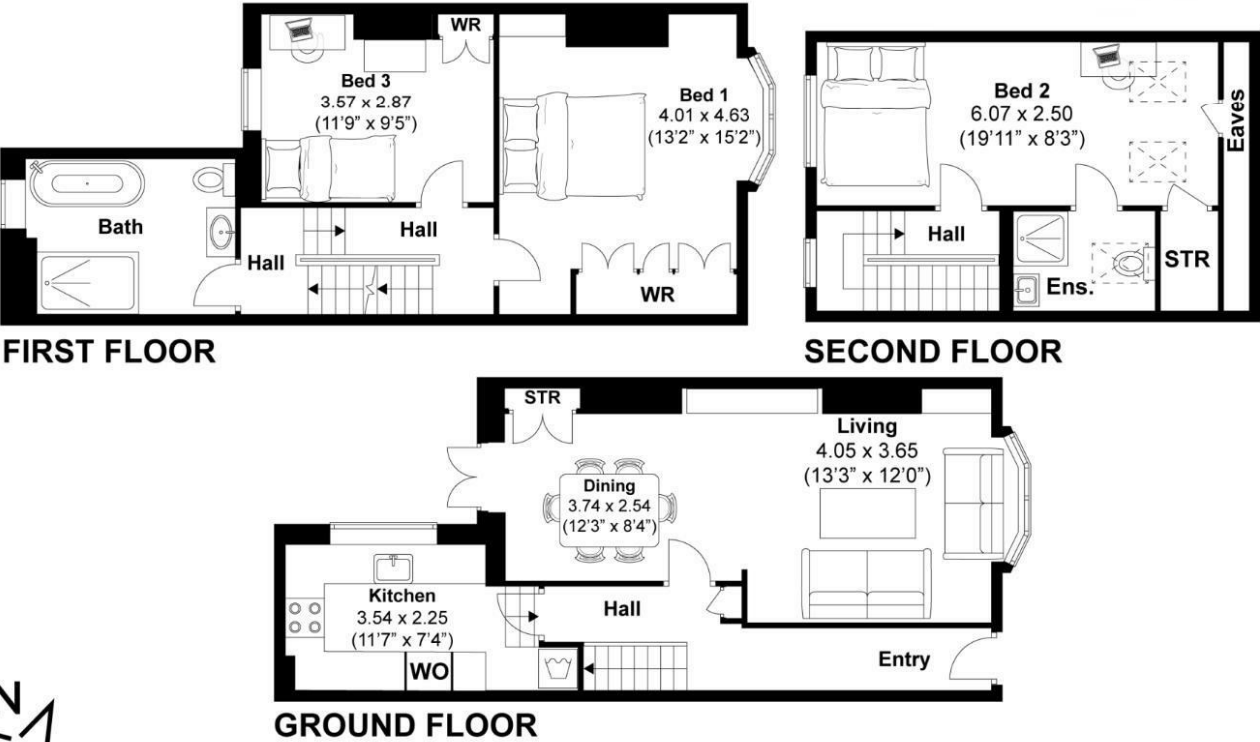
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Approximately 108.44 sqm (1167.29 sqft)



**Disclaimer:**  
The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.

| 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 <sub>2</sub> ) Rating                  |         |           |
|-----------------------------------------------------------------|---------|-----------|
|                                                                 | Current | Potential |
| Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.