



Guide Price
£600,000
Freehold

Montgomery Street, Hove

- A WELL PRESENTED THREE BEDROOM TERRACED HOUSE
- IDEAL POETS CORNER LOCATION
- CLOSE PROXIMITY TO CHURCH ROAD & HOVE STATION
- KITCHEN/BREAKFAST ROOM
- PAVED REAR GARDEN
- POTENTIAL TO EXTEND STNPC

*** GUIDE PRICE £600,000 - £625,000 ***

Robert Luff & Co are delighted to bring to market this well presented three bedroom terraced house situated in Poets Corner. Located on Montgomery Street this mid-terraced house 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; Three bedrooms, through lounge/diner, open plan kitchen/breakfast area, modern fitted family bathroom. Other benefits include; A landscaped rear garden and potential to extended STNPC.

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Accommodation

Entrance Hall

Lounge/Diner 25'6 x 11'9 (7.77m x 3.58m)

Kitchen/Breakfast Room 17'3 x 8'10 (5.26m x 2.69m)

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

Bedroom Two 11'2 x 9'7 (3.40m x 2.92m)

Bedroom Three 12'6 x 8'10 (3.81m x 2.69m)

Bathroom

AGENTS NOTES

FREEHOLD

EPC: TBC

COUNCIL TAX: D

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

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Total area: approx. 95.5 sq. metres (1028.2 sq. feet)

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.