



Asking Price  
£800,000  
Freehold

## Connaught Terrace, Hove

- THREE DOUBLE BEDROOMS
- TERRACED HOUSE
- POTENTIAL TO EXTEND STNP
- NO ONWARD CHAIN
- CENTRAL HOVE LOCATION

Robert Luff & Co are delighted to offer to market this spacious three bedroom terraced house situated on Connaught Terrace 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. Close proximity to St Andrew's Primary School and within the catchment area for King's Secondary School, making this location ideal for families. 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 terraced home has scope to extend STNP, mature rear garden and offers no onward chain.

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

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



## Accommodation

### Agents Notes

Council Tax Band: C

EPC Rating: TBC





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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.