



The
Land & New Homes
Organisation

Pearson
Keehan

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Development Site - 85a Montgomery Street, Hove East Sussex, BN3 5BD

An attractive mews property in this popular poets area of Hove with It's bustling *coffee culture* high street.

Planning has been approved to renovate and convert these current commercial buildings to create 3 well laid out residential units and create a new a Class E commercial unit.

Guide Price £850,000

The Property

Located through an original mews entrance, shared with 83a (which is also available through separate negotiations), the property is an attractive building currently arranged as workshops, storage and car valeting areas.

Set over two floors the buildings are set around a shared courtyard area and surrounded by residential and small scale commercial premises.

Proposal

Planning has been approved under ref: BH2024/01623 to extend and convert the current buildings to create a number of well designed and unique properties - some with outdoor areas and second bathrooms. Cottages and apartments within mews developments in this area are extremely popular amongst buyers recognised for their quieter settings and private entrances.

Offers are invited for the site based on vacant possession on completion.



- 1 x 2 bed, 2 bathroom duplex/cottage - 73sqm
- 1 x 2 bed, 2 bathroom apartment - 66sqm
- 1 x 1 bed, 1 bathroom apartment - 54sqm
- 1 x Class Commercial unit - 50sqm

Location

Located close to the thriving retail area of Portland Road, with its pavement coffee houses and cafes, Montgomery Street forms part of the popular 'poets' area of Hove. This area of the wider Brighton & Hove conurbation attracts young families and commuters due to its accessibility to the city centre and more relaxed lifestyle.

Contact

Contact Chris Pearson at Pearson Keehan Estate Agents or Matthew at The Land & New Homes Organisation for access and further details;

matthew@landandnewhomes.org - 07810 445543
chris@pearsonkeeham.co.uk - 01273 206999



NOTES: 1 All measurements shown in these particulars are approximate. 2 Whilst we endeavour to make our sales details accurate and reliable, if there is any point which is of particular importance to you, please contact us and we will be pleased to check information. Do so, particularly if you are contemplating travelling some distance to view the property. 3 The mention of any appliance and/or services in these particulars does not imply that they are in full working order. For the vendors property whose agents we are, give notice that: 1 The particulars are produced in good faith, are set out as a general guide only and do not constitute a part of a contract. 2 No person in the employment of or agent of or consultant has any authority to make or give any representation or warranty whatever in relation to this property.



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