

85 Montgomery Street

Hove, BN3 5BD

Guide price £750,000

Guide Price: £750,000 - £800,000

An attractive mews property in this popular Poets Corner district of Hove with It's bustling coffee culture high street.

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

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.

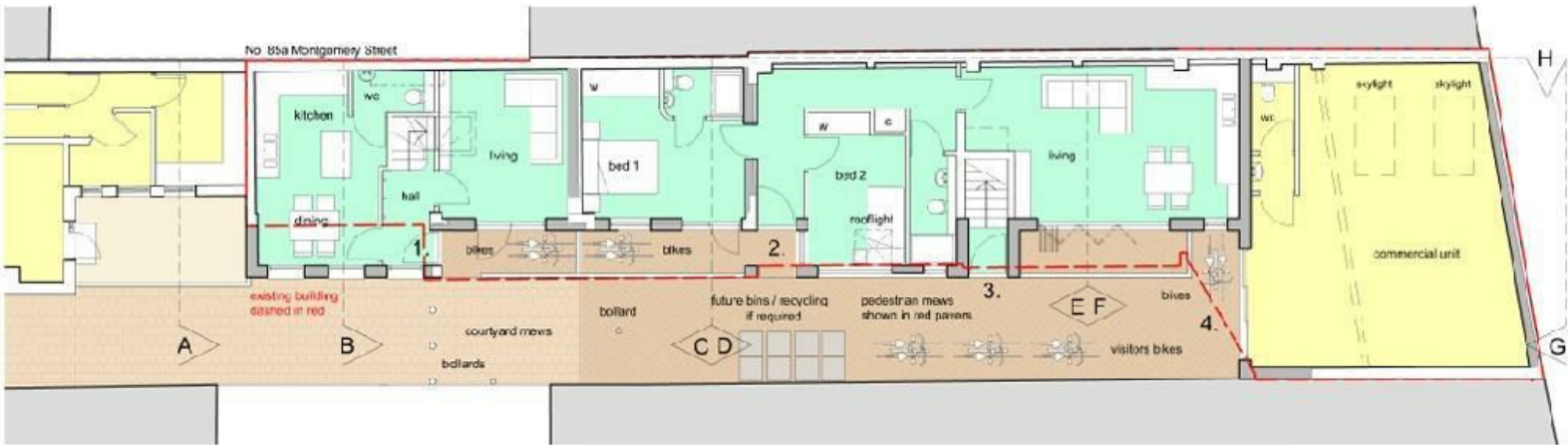
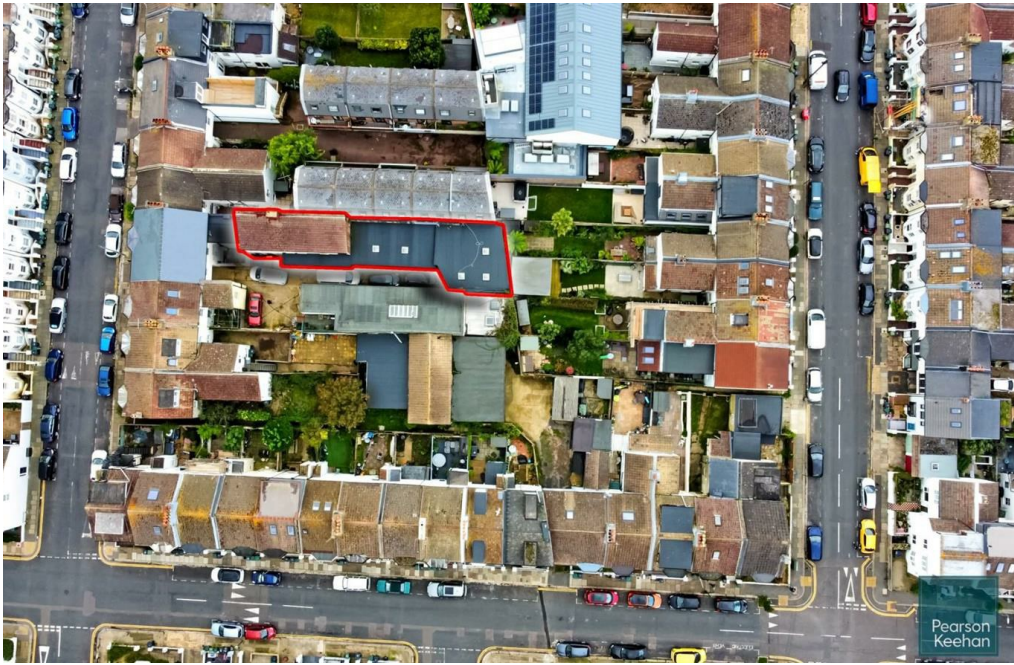
Planning has been approved under ref: BH2024/01623 to extend and convert the current buildings to create a number of well designed and unique properties - some with outdoor areas and second bathrooms. Cottages and apartments within mews developments in this area are extremely popular amongst buyers recognised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

- 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

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 Corner' 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.



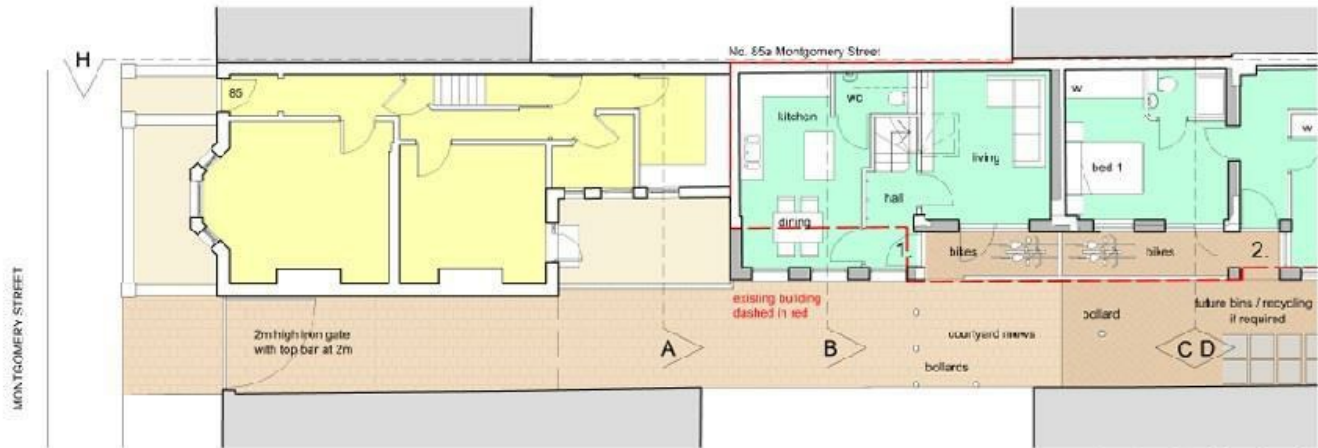
d (east elevation) scale 1:100@A3



Proposed ground floor plan - continued from below - scale 1:100@A3

Schedule of accommodation

unit 1	73 sqm	2 bed 3 person duplex
unit 2	66 sqm	2 bed 3 person flat
unit 3	54 sqm	1 bed 2 person flat
unit 4	50 sqm approx	1 class commercial unit



Proposed ground floor plan - showing site access from Montgomery Street - scale 1:100@A3

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	

