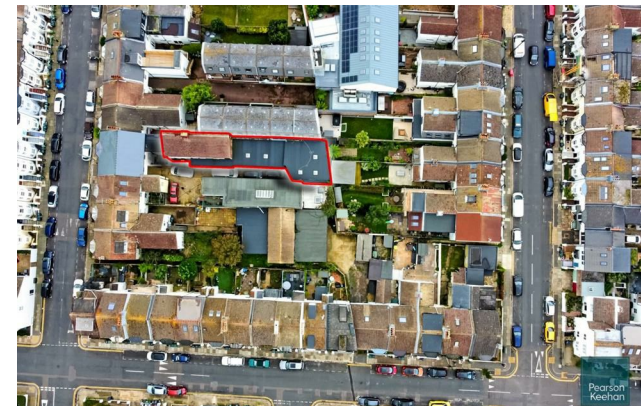




d (east elevation) scale 1:100@A3



Montgomery Street, Hove, BN3 5BD

Offers in excess of £700,000 - £800,000 Freehold

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.

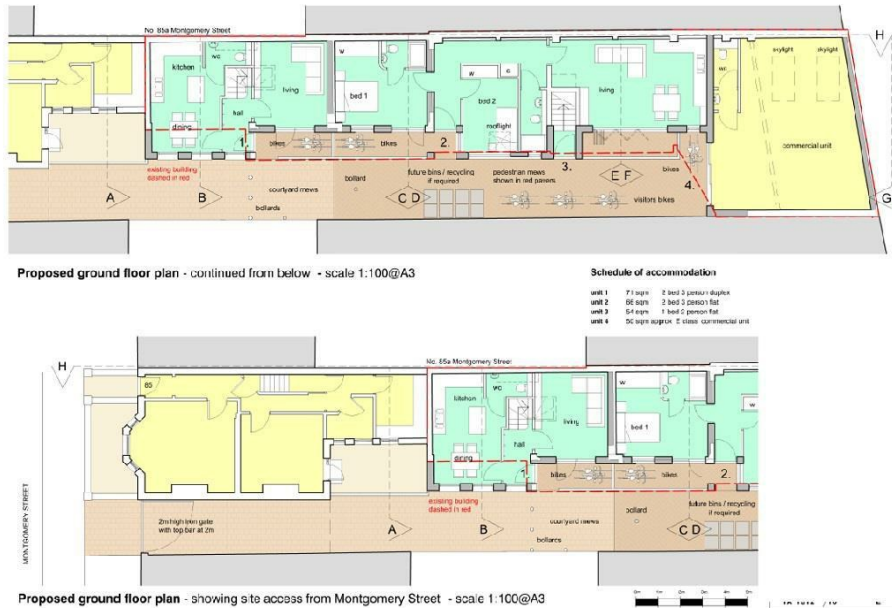
1 x 2 bed, 2 bathroom duplex/cottage - 73sqm

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.



These property details are set out as a general outline only and do not constitute any part of an Offer or Contract. Any services, equipment, fittings or central heating systems have not been tested and no warranty is given or implied that these are in working order. Buyers are advised to obtain verification from their solicitor or surveyor. Fixtures, fittings and other items are not included unless specially described. All measurements, distances and areas are approximate and for guidance only. Room measurements are taken to be the nearest 10 cm and prospective buyers are advised to check these for any particular purpose, e.g. Fitted carpets and

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