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LEMCKE**

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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Brooker Street, Hove, BN3 3YX
Guide Price £735,000

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****GUIDE PRICE £735,000 - £750,000****
 Accommodation comprises: * Living Room 16'01 x 12'07 * Dining Room 13'04 x 10'06 * Kitchen 12'10 x 8'09 * Breakfast Room 9'06 x 7'09 * Bedroom 15'03 x 13'04 * Bedroom 10'08 x 10'05 * Shower Room * Bedroom 13'11 max x 14'10 max Arranged over three floors, the property offers a spacious lounge, separate dining room, kitchen and separate breakfast room with sliding doors out onto the garden. The first floor boasts two double bedrooms and stunning refitted family shower room. The loft space has been converted by the current vendors to offer a further double bedroom on the second floor with rooftop city views. The south westerly rear garden has been landscaped to give low maintenance alfresco living and entertaining space. The property falls into the catchment areas for reputable infant, primary and secondary schooling. Hove Train Station is approximately 0.5 miles from the property providing direct trains to London Victoria in 75 minutes. There are a selection of local shops and Tesco superstore within walking distance, as well as a number of cafes and restaurants, with Hove Beach approximately 0.5 miles from the property.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			78
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

SELLING SOMETHING SIMILAR?
 Get in touch for a free, no obligation valuation.
 Call 01273 777123 or email property@goldinlemcke.com

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.