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SELLING HOMES
IN BRIGHTON
& HOVE
SINCE 2002

Milnthorpe Road, Hove, BN3 5HT

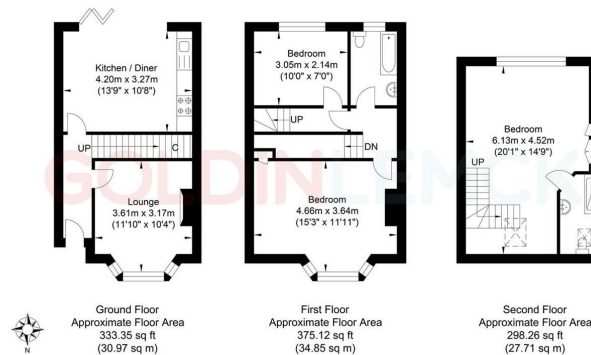
£575,000

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Milnthorpe Road, Hove



Approximate Gross Internal Area = 93.53 sq m / 1006.74 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.

Accommodation comprises: * Lounge: 11' 10" x 10' 4" * Kitchen/Diner: 13' 9" x 10' 8" * Bedroom: 15' 3" x 11' 11" * Bedroom: 10' x 7' * Bathroom * Bedroom: 20' 1" x 14' 9" * En Suite Shower Room

This delightful bay-fronted terraced home arranged over three floors comprises on the ground floor a bright and spacious living room with feature fireplace and double glazed bay window, and a fantastic open plan fitted kitchen/diner with pantry cupboard and bi-fold door opening up entirely to reveal the private south-facing garden. The garden benefits from attractive shrub borders with both lawn and patio areas, and handy side passageway allowing easy access to the front of the property. To the first floor, there are two double bedrooms and stylish family bathroom, and to the second floor, a recent conversion has created a spacious third bedroom with built-in storage space and larger than average en suite shower room. The property benefits from double glazed windows throughout, and is offered for sale in superb decorative order. Milnthorpe Road is situated in this highly regarded and sought-after location in the heart of Hove, within walking distance of Hove Lagoon and seafront. There are many amenities close by, including a diverse range of bars, shops and restaurants, as well as excellent local schools and Aldrington and Hove railway stations.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B		69	
(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	

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.