



Brooker Street, Hove, BN3 3YX  
**£650,000**



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SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002

# Brooker Street, Hove, BN3 3YX

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A delightful end-of-terrace double fronted Victorian House, benefitting from spacious and well-presented accommodation throughout, rear patio garden, and potential to extend into the loft subject to the necessary consents. The property is located in this highly sought-after location in central Hove, close to all amenities and excellent transport links.

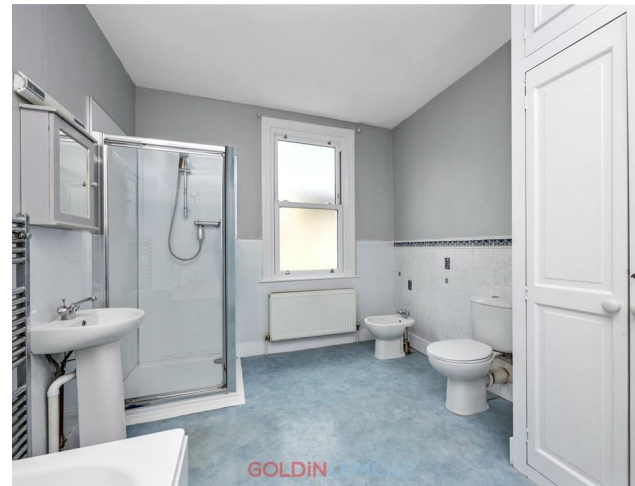




## Further Information

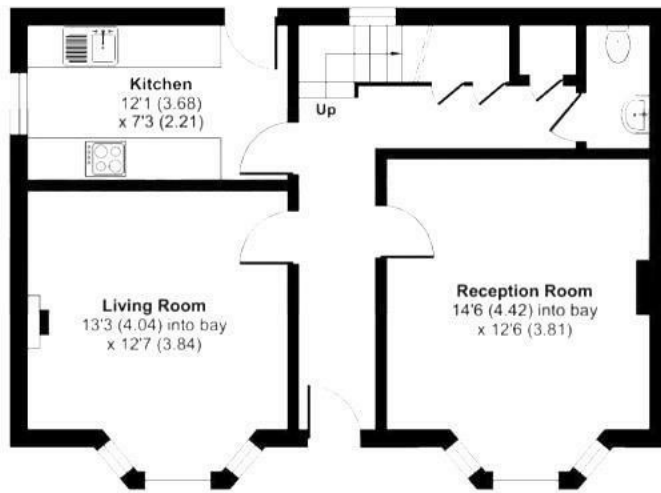
The accommodation comprises on the ground floor an impressive entrance hallway, lounge with stunning bay window and feature fireplace, kitchen with integrated appliances and door to the rear patio garden, downstairs cloakroom, and a further reception room which could also be used as a bedroom. To the first floor, there are three spacious bedrooms and a generously sized family bathroom with separate bath and shower unit. The primary and secondary bedrooms feature a fireplace, built-in wardrobes, and bay windows. The property is in good decorative order throughout, boasting high ceilings and well-maintained period features while providing a modern living space. There is ample potential for a loft conversion, subject to relevant planning permissions.

Brooker Street is a charming and quiet residential street situated in the heart of Hove. The location offers easy access to Hove's diverse range of cafes, shops, and restaurants, as well as the seafront being just a short walk away. Residents enjoy a peaceful neighbourhood atmosphere while benefiting from excellent transport links, including proximity to Hove mainline station, which provides direct routes to Brighton, London, and Gatwick Airport. This prime location ensures that all the amenities and attractions of central Hove are within easy reach, making Brooker Street an ideal place to live.

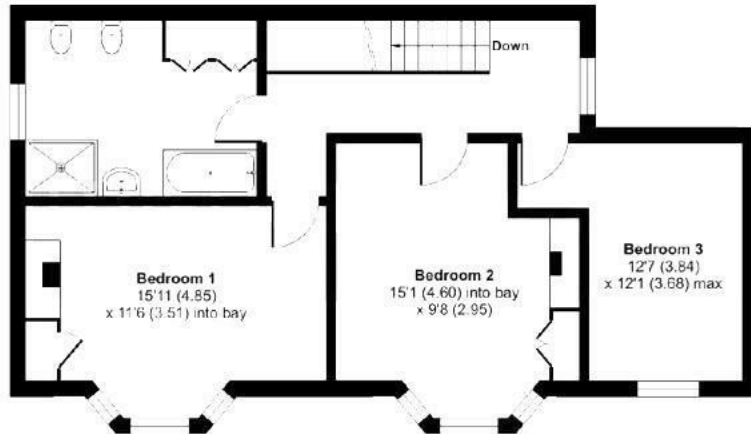


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GROUND FLOOR



FIRST FLOOR



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| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 82        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 62                      |           |
| (39-54) E                                   |  |                         |           |
| (21-38) F                                   |  |                         |           |
| (1-20) G                                    |  |                         |           |
| Not energy efficient - higher running costs |  |                         |           |
| <b>England &amp; Wales</b>                  |  | EU Directive 2002/91/EC |           |

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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.