



Milnthorpe Road, Hove, BN3 5HT  
**£575,000**



**GOLDIN  
LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002



# Milnthorpe Road, Hove, BN3 5HT

**£575,000**

A fantastic three-bedroom, three-storey house, situated in this extremely sought-after residential location close to a wide range of amenities including the extremely popular West Hove infant and junior school, which is just a stones throw away. The property is beautifully presented throughout and greatly benefits from a private rear garden with side access. Early and internal inspection is essential.







## Further Information

Arranged over three floors, the accommodation comprises on the ground floor a bright south-facing living room with bay window and feature fireplace, and a spacious kitchen/dining room with excellent storage and doors opening onto the rear garden. To the first floor, this is a well-appointed family bathroom and two double bedrooms - one featuring a south-facing bay window and fireplace. The second floor has been converted to create an excellent sized third bedroom with an en suite shower room and useful eaves storage. To the rear of the property, there is an attractive private garden featuring well stocked raised borders and gate providing handy side access to the front. The property is offered for sale in excellent decorative order throughout and early and internal inspection is highly recommended.

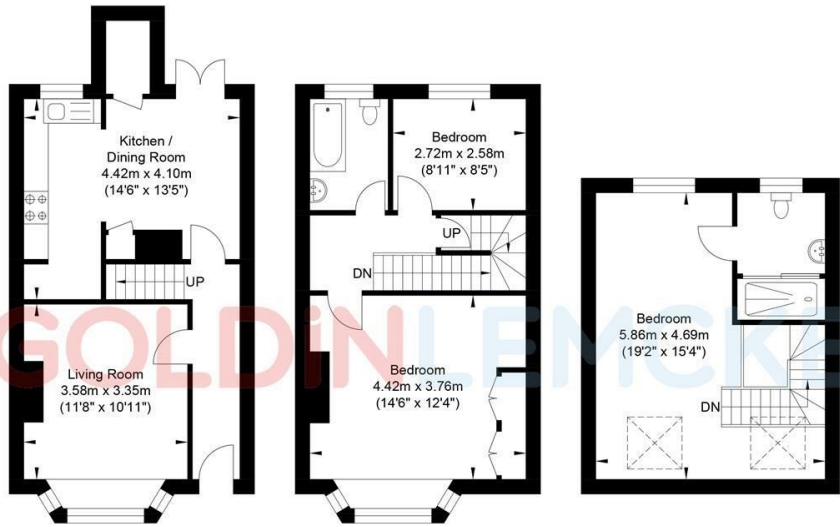
Milnthorpe Road is a quiet residential street in a popular part of Hove, well placed for easy access to both Hove Station and the wide range of shops, cafés, and restaurants found on Church Road and Blatchington Road. Several well-regarded schools are nearby, along with regular bus services offering direct routes into central Brighton and beyond. The seafront and Hove Park are also within comfortable walking distance, making this a convenient and well-connected spot for both families and commuters.



**GOLDINLEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM

Milnthorpe Road



Approximate Gross Internal Area = 100.2 sq m / 1078.53 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.



**GOLDIN  
LEMCKE**

01273 777123  
GOLDINLEMCKE.COM

**SELLING SOMETHING SIMILAR?**

Get in touch for a free, no obligation valuation.  
Call 01273 777123 or email [property@goldinlemcke.com](mailto: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.

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

SELLING HOMES  
IN BRIGHTON  
& HOVE  
SINCE 2002