



Asking Price  
£945,000  
Freehold

## Modena Road, Hove

- A DELIGHTFUL FIVE BEDROOM SEMI DETACHED PERIOD HOUSE
- NO ONWARD CHAIN
- POPULAR HOVE LOCATION
- IN NEED OF MODERNISATION
- LARGE REAR GARDEN
- SPANNING OVER 1800 SQFT

Robert Luff & Co are delighted to bring to the market this rarely available five bedroom semi detached house. Modena Road is positioned within the highly sought after residential area of New Church Road, it is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drurys. Aldrington and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also short walk away.

Accommodation offers; five bedrooms, kitchen, two receptions rooms, two bathrooms and additional utility area. Other benefits include; no onward chain, large rear garden and potential to extend into the loft STPP.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



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## Accommodation

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## Modena Road



Approximate Gross Internal Area = 170.92 sq m / 1839.76 sq ft

Illustration for identification purposes only, measurements are approximate, not to scale.

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	

Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions (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 environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.