



## Milnthorpe Road, Hove



Guide Price  
£475,000  
Freehold

- A FOUR BEDROOM TERRACED FAMILY HOME
- LANDSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER HOVE LOCATION
- CLOSE TO HOVE BEACH AND SHOPS
- POTENTIAL TO EXTEND STNPC
- ACCOMODATION OVER THREE FLOORS
- OFFICE OR ADDITIONAL 5TH BEDROOM

\*\*\* GUIDE PRICE £475,000 - £500,000 \*\*\*

Robert Luff & Co are delighted to offer to market this four/five bedroom family home located in Milnthorpe Road. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Hove or Brighton in just over an hour. Close to the vibrant Portland Road offering boutique independent shops, arts and crafts, plus a fantastic selection of cafes and a five minute stroll down to Hove Beach for padel, beach volleyball and more restaurants and beach hut bars.

Accommodation offers; Four bedrooms, separate lounge, kitchen/living area, office/5th bedroom and family bathroom. Other benefits include; A landscaped rear garden, potential to extended STNPC and side access.

T: 01273 921133 E:  
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## Accommodation

Entrance Hall

Living Room 12'5" x 10'11" (3.80m x 3.35m)

Dining Room 10'10" x 9'1" (3.32 x 2.77)

Kitchen 14'11" x 4'11" (4.55 x 1.50)

Stairs Leading To First Floor

Bedroom One 10'5" x 9'3" (3.18 x 2.84)

Bedroom Two 10'9" x 8'0" (3.29 x 2.44)

Office/5th Bedroom 10'5" x 6'5" (3.18m x 1.96m)

Bathroom

Stairs Leading To Second Floor

Bedroom Three 10'10" x 7'9" (3.32 x 2.38)

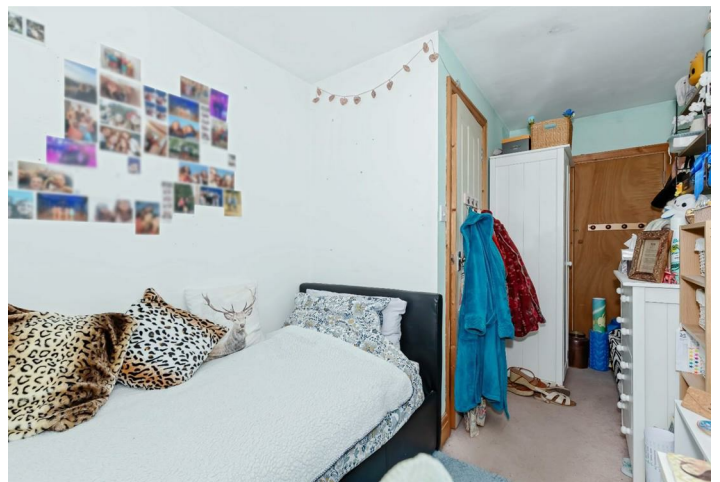
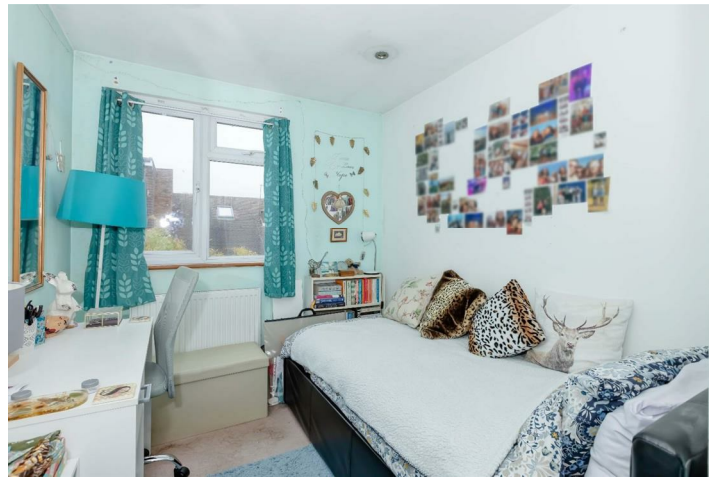
Bedroom Four 14'2" x 7'2" (4.33 x 2.19)

Garden 25' x 25' (7.62m x 7.62m)

28 Blatchington Road, Hove, East Sussex, BN3 3YD

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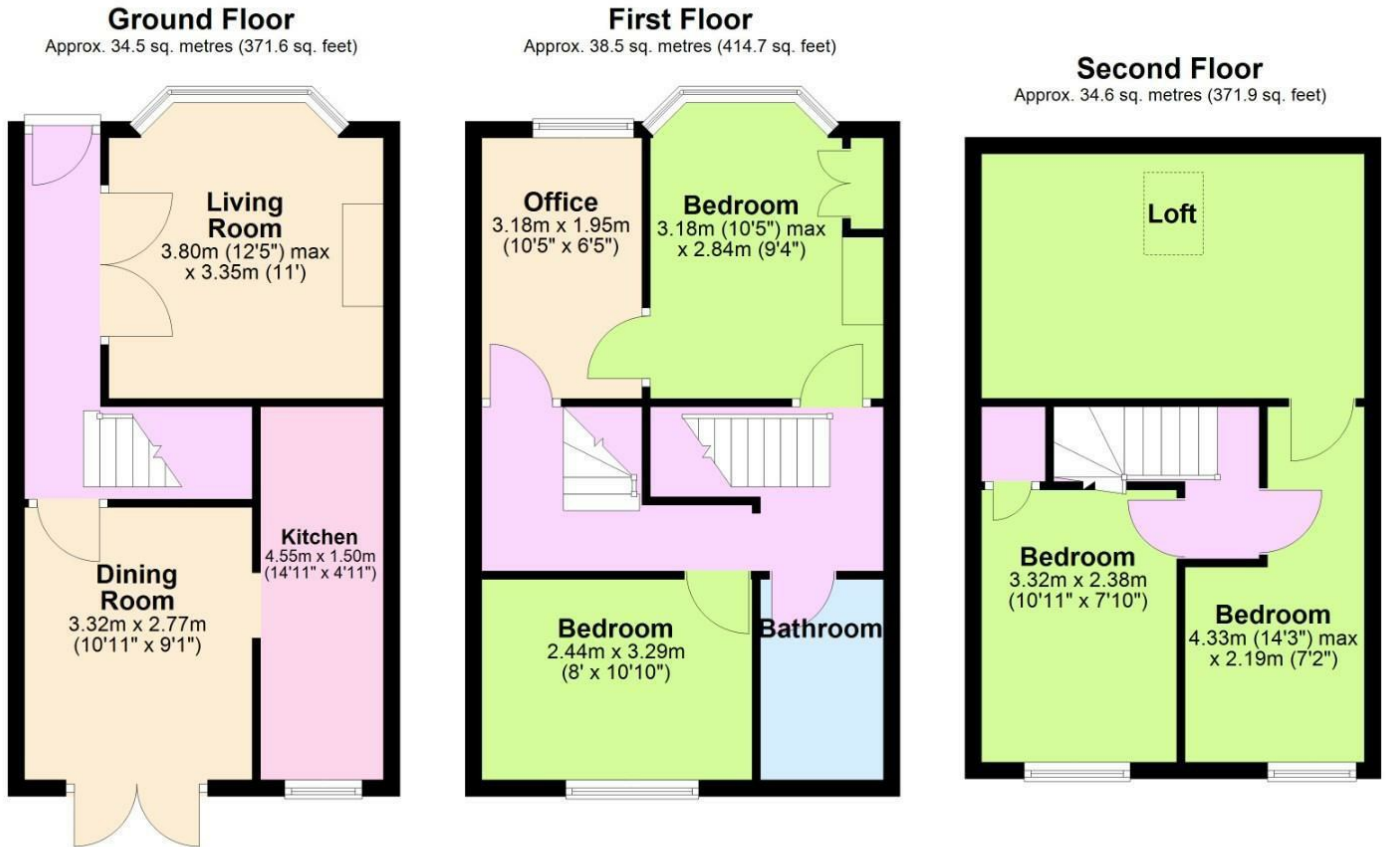
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# Floorplan



Total area: approx. 107.6 sq. metres (1158.3 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>86</b>
(81-91) <b>B</b>		<b>73</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			
<b>England &amp; Wales</b>		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			
<b>England &amp; Wales</b>		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.