

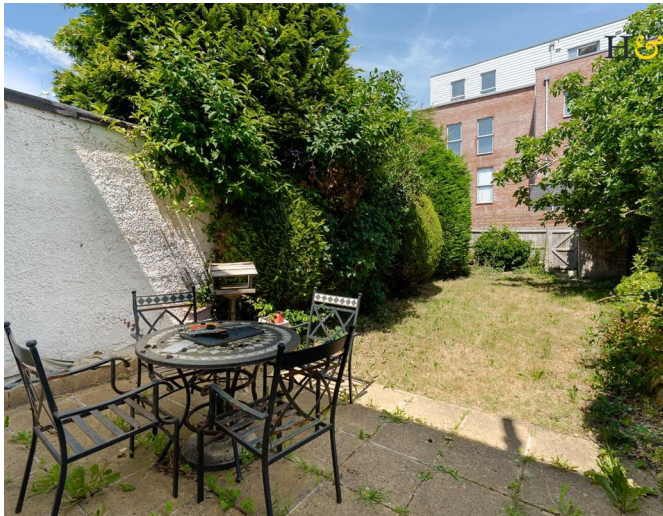


Marmion Road
Hove

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EST. 1990





Marmion Road, Hove, BN3 5FS

£625,000

A delightful three-bedroom period house that has a blend of charming features and modern potential. The property includes a south aspect inviting front reception room and a dining room with French doors opening to the rear garden, both rooms are ideal for relaxation and entertaining. As you enter, you are greeted by a spacious entrance hall and landing, showcasing the home's original character with varnished floorboards and picture rails that add a touch of elegance.

The property features a well appointed bathroom and three comfortable bedrooms, providing ample space for family living. The delightful rear garden is a true highlight and is larger than some of the other terrace houses in the street and area. Complete with a patio area perfect for al fresco dining and secure gated access this wonderful outside space is a safe haven for children and pets as well as being a tranquil space to relax. The front garden is equally enchanting, offering great curb appeal.

This home has so much potential and presents an excellent opportunity for buyers to personalise and enhance the space to their own taste and requirements. Additionally, there is potential to extend into the loft, subject to necessary planning consent, allowing for further expansion if required.

Whether you are a first-time buyer or looking to settle into a family-friendly neighbourhood, this house is an amazing opportunity to own a house in a sought after area that is ready for you to make it your own.

Location

The property is ideally positioned for well regarded local schools and parks and Hove promenade is less than a mile in distance to the South. Nearby local shops and amenities are situated in Portland Road and Richardson Road parades. The welcoming neighbourhood offers a delightful lifestyle with easy access to Stoneham Park that has play areas, outdoor cinema events and has a community café also hosting events as well as having a delicious selection of meals and snacks.

New Church Road leads directly to Hove's main thoroughfare which offers a wide selection of shops, eateries and independent boutiques. In addition, road links are very good for Brighton city centre, London via the M23 and many towns and villages along the A259 coastal road. The district is well served with regular bus services providing access into the city centre. Hove mainline railway station is approximately one mile in distance. Portslade and Aldrington train stations are both less than a mile away.

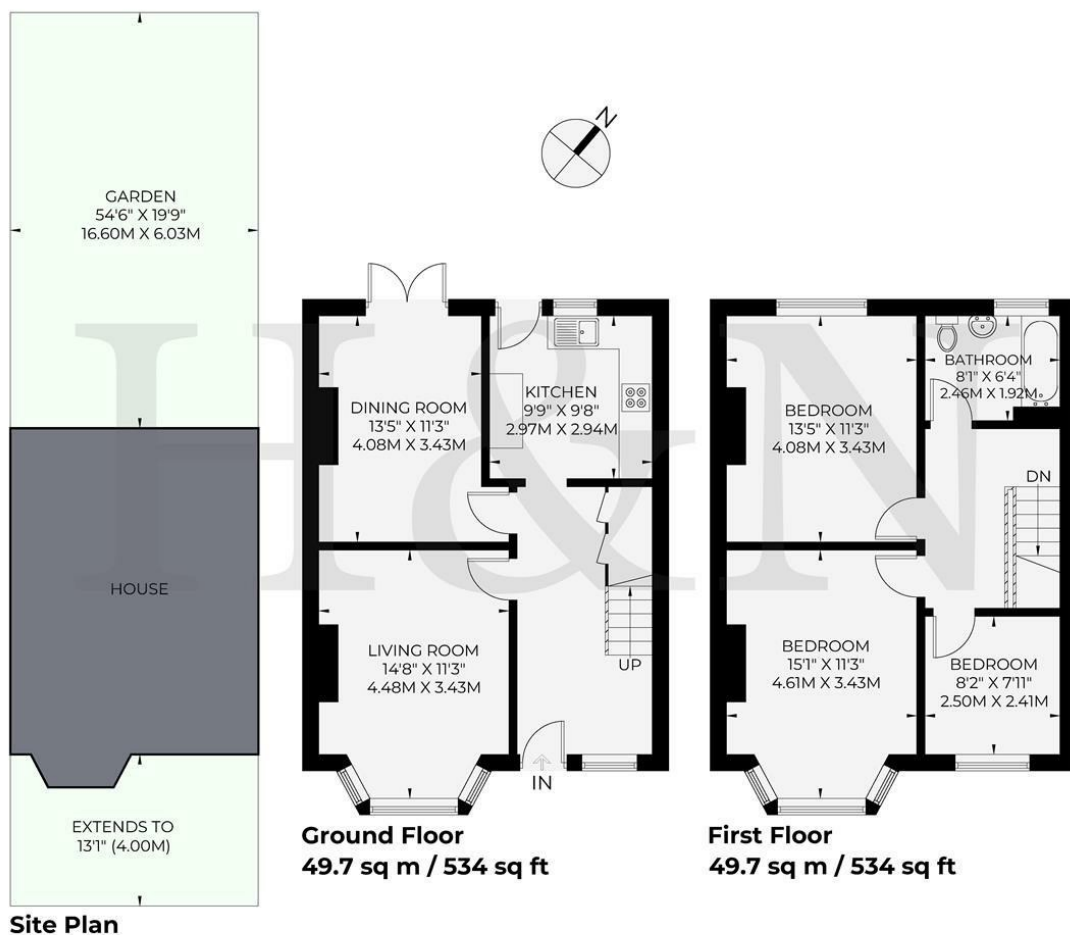
Additional

EPC rating: C

Internal Measurement: 1,068 Sqft / 99.4 Sqm

Council tax band: C

Parking zone: R



Floor plan is for illustration and identification purposes only and is not to scale.
Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).



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Although every care has been taken in the production of these sales particulars prospective purchasers should note:

1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser.
2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked).
3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase.
4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

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