



54 Roman Road | | Hove | BN3 4LA



ESTATE AGENT



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Offers In Excess Of £925,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED FAMILY HOME LOCATED JUST UP FROM THE SEAFRONT, OFF OF NEW CHURCH ROAD IN HOVE,

THE PROPERTY BENEFITS FROM HAVING 13'2 FRONT ASPECT LIVING ROOM WITH LOG BURNER, 21'4 OPEN PLAN KITCHEN RECEPTION ROOM WITH A WESTERLY ASPECT AND BI-FOLDING DOORS LEADING OUT TO THE SECLUDED REAR GARDENS, MODERN GROUND FLOOR CLOAKROOM. UPSTAIRS THERE ARE THREE BEDROOMS A MODERN FAMILY BATHROOM AND A SEPARATE W.C.

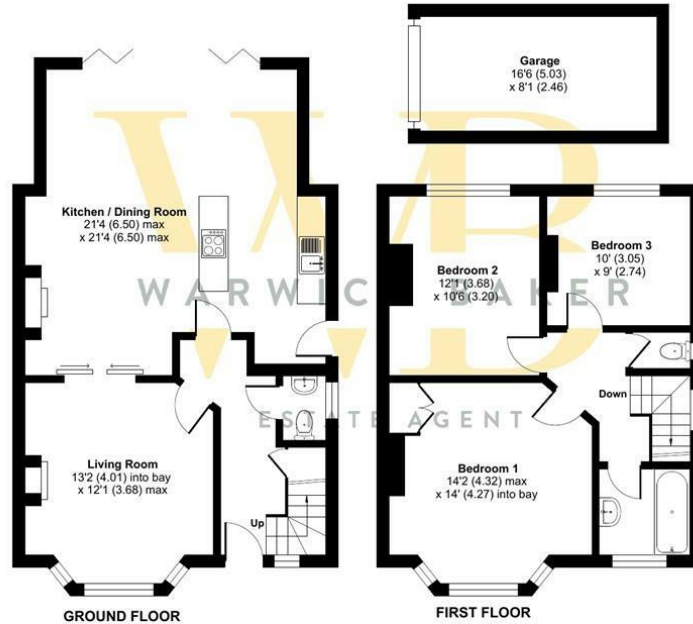
- IMMACULATELY PRESENTED HOME IN HOVE CLOSE TO THE BEACH
- 13'2 FRONT ASPECT LIVING ROOM WITH LOG BURNER
- 21'4 OPEN PLAN MODERN KITCHEN RECEPTION ROOM
- WESTERLY ASPECT REAR GARDEN
- THREE BEDROOMS
- MODERN FITTED BATHROOM & GROUND FLOOR W.C.
- DRIVEWAY PROVIDING PARKING & GARAGE
- EXCELLENT LOCATION OF OFF NEW CHURCH ROAD
- SUBJECT TO THE USUAL CONSENTS, POTENTIAL TO EXTEND
- CALL NOW TO VIEW 01273 461144



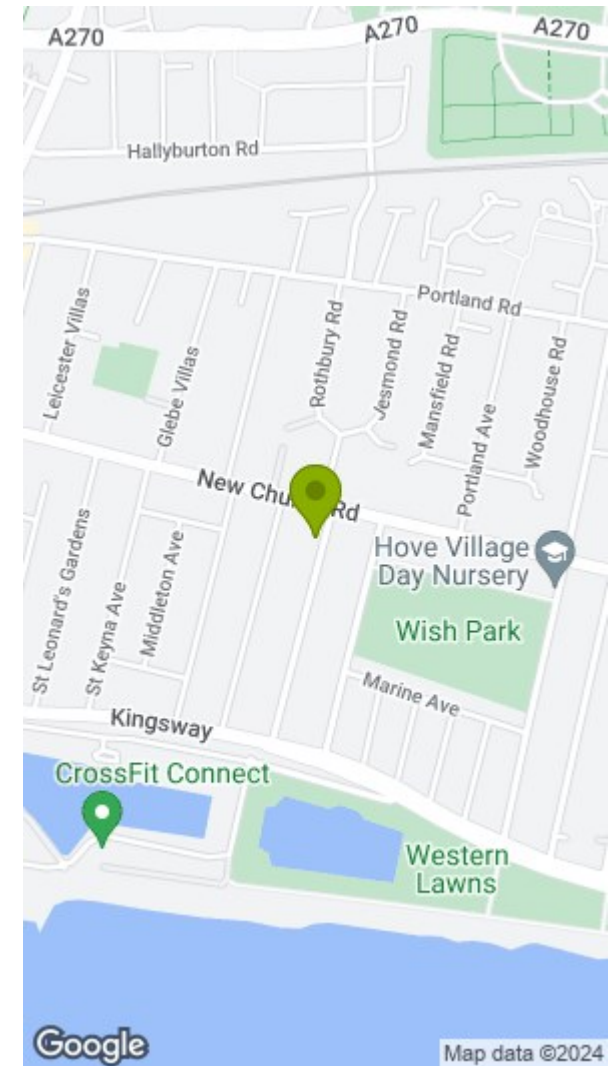
## Roman Road, Hove, BN3

Approximate Area = 1235 sq ft / 114.7 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Total = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS Residential). © nicheworn 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1154897



### Disclaimer

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

Energy Efficiency Rating		Environmental Impact (CO <sub>2</sub> ) Rating	
Current	Potential	Current	Potential
England & Wales EU Directive 2002/91/EC		England & Wales EU Directive 2002/91/EC	