



Guide Price
£725,000
 Freehold

Molesworth Street, Hove

- FOUR BEDROOM TERRACED HOME
- EXTENDED KITCHEN / DINING
- VENDOR SUITED
- TWO RECEPTION ROOMS
- POPULAR POETS CORNER LOCATION
- GOOD DECORATIVE ORDER THROUGHOUT

*** GUIDE PRICE £725,000 - £750,000 ***

Robert Luff & Co are delighted to bring to market this outstanding four bedroom terraced house for the first time in over 32 years! Located on Molesworth Street this mid-terraced house benefits from being just a short walk from Hove seafront with seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. The property is also located within walking distance to Hove mainline station with its direct links to London, just one minute from Aldington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Four bedrooms, two reception rooms, open plan kitchen/dining area, modern fitted family bathroom & ground floor WC. Other benefits include; A landscaped rear garden, period features and double glazed windows throughout.

**Robert
 Luff & Co**
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Accommodation

Entrance Hall

Engineered wood flooring. Radiator

Living Area 10'11 x 11'6 (3.33m x 3.51m)

Double glazed bay sash window to front. Detailed feature fireplace. Radiator. Original floor boards. Coving. Picture Rail

Dining Room 11'10 x 9'7 (3.61m x 2.92m)

Original floor boards. Original feature fireplace. Radiator. Double glazed sash window to rear.

Kitchen/Dining Area 23'3 x 9'4 (7.09m x 2.84m)

A range of matching wall & base units. Wood worktop incorporating ceramic sink/drain unit. Metro tiled splash back. Range cooker with extractor fan. Space for fridge freezer and washing machine. Two double glazed windows to side. Engineered wood flooring. Radiator. Double doors to rear garden.

Ground floor WC

WC and wash hand basin.

First Floor

Bedroom Four 9'8 x 6'9 (2.95m x 2.06m)

Double glazed sash window to side. Radiator.

Bedroom Three 11'10 x 9'0 (3.61m x 2.74m)

Double glazed sash window to rear. Original feature fireplace. Original floor boards. Built in wardrobe. Radiator. Original floor boards.

Bedroom Two 15'1 x 10'11 (4.60m x 3.33m)

Double glazed bay sash window. Two built in wardrobes. Original feature fireplace. Original floor boards. Picture Rail. Radiator.

Bathroom

A fully tiled modern fitted suite. Bath. Shower cubicle. WC. Wash hand basin. Heated towel rail. Extractor Fan. Double glazed window to rear.

Second Floor

Bedroom One 18 x 15'1 (5.49m x 4.60m)

Velux window to front. Double glazed window to rear. Eave Storage. Radiator.

Rear Garden

A landscaped rear garden benefitting from composite decking and plant beds.

AGENTS NOTES

FREEHOLD

Council Tax: C

EPC: TBC





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Total area: approx. 128.1 sq. metres (1378.5 sq. feet)

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

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