



Clarendon Road, Hove



Asking Price
£650,000
Freehold

- MID TERRACED HOUSE
- SOUTH FACING REAR GARDEN
- WALKING DISTANCE TO HOVE MAINLINE STATION
- ARRANGED OVER FOUR FLOORS
- FOUR BEDROOM, TWO BATHROOM + SEPARATE WC
- POPULAR POETS CORNER LOCATION

Robert Luff & Co are delighted to bring to market this stunning four bedroom, two bathroom terraced house located in the heart of Hove. Clarendon Road is located within the sought after Poets Corner area of Hove, 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 and Church Road with its variety of bars, restaurants, cafes and local independent shop.

Accommodation offers; large Kitchen/dining room, separate living room with bi-folding doors leading to a South facing garden, four bedrooms, family bathroom and one ensuite.

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Accommodation

Entrance Hall

Kitchen/Dining Room 23'2" x 11'3" (7.08 x 3.43)

WC

Stairs Leading To Ground Floor

Living Room 12'5" x 11'3" (3.79 x 3.43)

Bedroom Four/Study 11'1" x 9'3" (3.40 x 2.83)

Stairs Leading To First Floor

Bedroom Three 11'1" x 9'4" (3.40 x 2.86)

Bedroom Two 12'5" x 9'4" (3.79 x 2.86)

Stairs Leading To Second Floor

Bedroom One 15'8" x 10'2" (4.78 x 3.12)

En-Suite

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Total area: approx. 112.7 sq. metres (1213.3 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			
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Not environmentally friendly - higher CO ₂ 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.