



Guide Price
£850,000
Freehold

Connaught Terrace, Hove

- *** GUIDE PRICE £850,000 - £875,000 ***
- CLOSE PROXIMITY TO HOVE STATION
- TWO BATHROOMS
- HIGHLY SOUGHT AFTER CENTRAL HOVE LOCATION
- A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- MOMENTS FROM CHURCH ROAD WITH AN ARRAY OF AMENITIES
- WEST FACING, LANDSCAPED REAR GARDEN

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Robert Luff & Co are delighted to offer to market this well presented four bedroom, two bathroom terraced house situated on Connaught Terrace in central Hove with easy access to everything that this highly popular and desirable city has to offer. This house benefits from being just a short walk from Hove seafront with delightful seafront walks, city cycle lanes, beach huts and the ever popular Rockwater. Close proximity to St Andrew's Primary School and within the catchment area for King's Secondary School, making this location ideal for families.

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 shops.

**Robert
Luff & Co**
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Accommodation

Entrance Hall

Kitchen/Breakfast Room 14'8 x 12'8 (4.47m x 3.86m)

Living Room 16 x 12'6 (4.88m x 3.81m)

Dining Room 12'6 x 10'5 (3.81m x 3.18m)

Ground Floor WC

Stairs To First Floor

Bedroom Two 15'11 x 15'11 (4.85m x 4.85m)

Bedroom Three 12'6 x 10'8 (3.81m x 3.25m)

Bedroom Four 8'8 x 7'8 (2.64m x 2.34m)

Bathroom

Bedroom One 21'3 x 11'2 (6.48m x 3.40m)

En-Suite Shower Room

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Total area: approx. 138.9 sq. metres (1495.6 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		
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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.