



## Hogarth Road, Hove

Asking Price  
£1,395,000  
Freehold

- FIVE BEDROOM DETACHED HOUSE
- WEST FACING REAR GARDEN
- OFF STREET PARKING
- SOLAR PANELS
- TWO RECEPTION ROOMS, THREE BATHROOMS
- WALKING DISTANCE TO HOVE SEAFRONT
- NO ONWARD CHAIN

Robert Luff & Co are delighted to bring to market this spacious five bedroom, three bathroom, detached house. Hogarth Road is positioned within the highly sought after residential area of New Church Road, it is close to numerous amenities on Church Road as well as Richardson Road having its own selection of popular independent shops and cafes, including Drurys. Aldrington and Hove Train stations are close-by with direct links to Brighton & London. Hove beach and seafront is also short walk away.

Accommodation offers; Reception room, sitting room, large kitchen / dining room, ground floor office, separate utility room, five double bedrooms and three bathrooms. Other benefits include; short onward chain, West facing rear garden, income generating solar panels and off street parking.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)



## Accommodation

### Driveway

Off street parking, EV charger

### Entrance Hall

#### Reception Room 15'8" x 12'5" (4.80 x 3.80)

West facing, double glazed sliding doors leading to rear garden, log burner, wall mounted radiator

#### Sitting Room 15'3" x 13'1" (4.66 x 3.99)

Original floor boards, bay window with UPVC double glazed windows, fireplace, wall mounted radiator

#### Kitchen / Dining Room 25'0" x 13'9" (7.64 x 4.21)

Kitchen: A mixture of wall and base units with integrated appliances including; dishwasher, fridge freezer, oven and gas hob. Door leading to storage/side access.

Dining Room: Velux window, bi-folding doors leading to West facing rear garden, double doors leading to rear garden

### Downstairs WC

WC with water saving/eco washbasin

#### Office 10'9" x 8'0" (3.29 x 2.44)

### Utility Room

With ample space for appliances, including plumbing for washing machine

### Stairs Leading To First Floor

#### Bedroom Two 15'11" x 12'11" (4.86 x 3.95)

Carpet flooring, wall mounted radiator, double glazed windows facing front

#### Bedroom Three 15'10" x 12'8" (4.84 x 3.88)

Carpet flooring, bay window with double glazed windows facing rear, wall mounted radiator, picture rail

#### Bedroom Four 13'10" x 10'6" (4.22 x 3.21)

Carpet flooring, wall mounted radiator, picture rail, double glazed windows facing rear

### Bathroom

Freestanding bath, walk in shower, wall mounted radiator, vanity sink unit, heated towel rail, double glazed window, extractor fan

### Shower Room

Walk in shower

### Separate WC

WC with water saving/eco washbasin

### Stairs Leading To Second Floor

#### Bedroom One 16'6" x 13'1" (5.04 x 3.99)

Carpet flooring, wall mounted radiator, built in storage, Velux window facing front, double glazed windows facing rear garden, door leading to en-suite

### En-Suite

Free standing roll top bath with shower attachment, vanity sink unit, WC, double glazed window, wall mounted radiator

#### Bedroom Five / Office 13'1" x 8'1" (3.99 x 2.47)

Carpet flooring, Velux window facing front, wall mounted radiator

### Agents Notes

Council Tax Band: F

EPC Rating: C

Income Generating Solar Panels

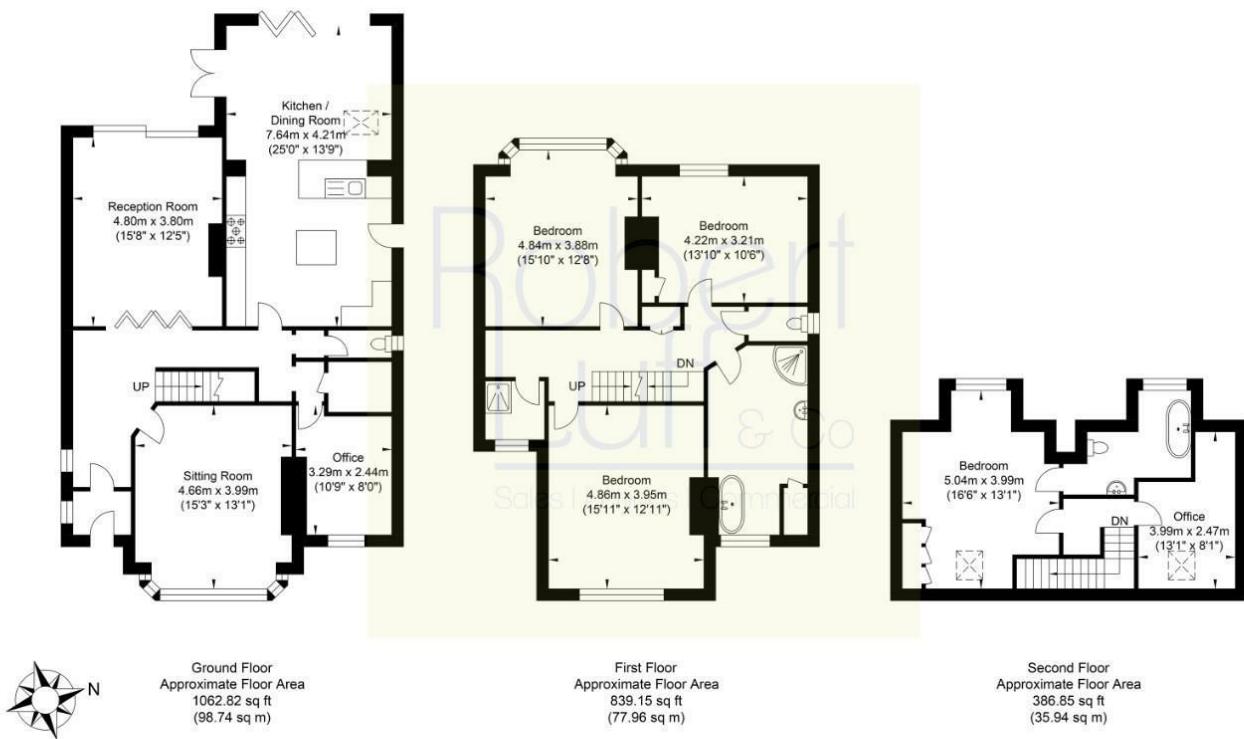


28 Blatchington Road, Hove, East Sussex, BN3 3YN  
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# Hogarth Road



Approximate Gross Internal Area = 212.64 sq m / 2288.83 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Efficiency Rating			Environmental Impact (CO <sub>2</sub> ) Rating		
	Current	Potential		Current	Potential
Very energy efficient - lower running costs (92 plus) <b>A</b>			Very environmentally friendly - lower CO <sub>2</sub> emissions (92 plus) <b>A</b>		
(81-91) <b>B</b>			(81-91) <b>B</b>		
(69-80) <b>C</b>			(69-80) <b>C</b>		
(55-68) <b>D</b>			(55-68) <b>D</b>		
(39-54) <b>E</b>			(39-54) <b>E</b>		
(21-38) <b>F</b>			(21-38) <b>F</b>		
(1-20) <b>G</b>			(1-20) <b>G</b>		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> 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.