



## Lennox Road, Hove



Guide Price  
£675,000  
Freehold

- A WELL PRESENTED FOUR BEDROOM FAMILY HOME
- IDEAL POETS CORNER LOCATION
- CLOSE PROXIMITY TO HOVE STATION
- TWO BATHROOMS
- EAST FACING REAR GARDEN
- POTENTIAL TO EXTEND ST/PC

\*\*\* GUIDE PRICE £675,000 - £700,000 \*\*\*

Robert Luff & Co are delighted to bring to market this well presented four bedroom, two bathroom terraced house located in the heart of Hove. Lennox 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, just one minute from Aldrington station and Church Road with its variety of bars, restaurants, cafes and local independent shops.

Accommodation offers; Kitchen/Dining Area, Two reception rooms, four bedrooms, two bathrooms and an East facing garden.

T: 01273 921133 E:  
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Robert  
Luff & Co  
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## Accommodation

Entrance Hall

Kitchen/Dining Room 17'1 x 9'9 (5.21m x 2.97m)

Sitting Room 13'0 x 11'8 (3.96m x 3.56m)

Study 11'2 x 9'7 (3.40m x 2.92m)

Stairs To First Floor

Bedroom One 15'2 x 13 (4.62m x 3.96m)

Bedroom Two 13'11 x 9'2 (4.24m x 2.79m)

Bedroom Three 11'2 x 9'7 (3.40m x 2.92m)

Bathroom

Stairs To Second Floor

Bedroom Two 13'2 x 12'4 (4.01m x 3.76m)

Shower Room

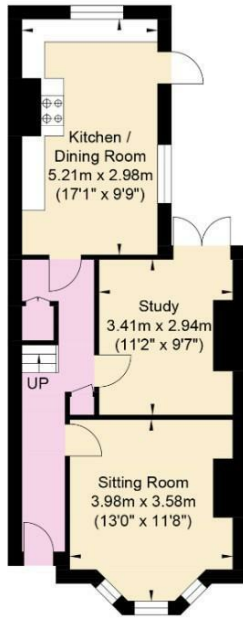


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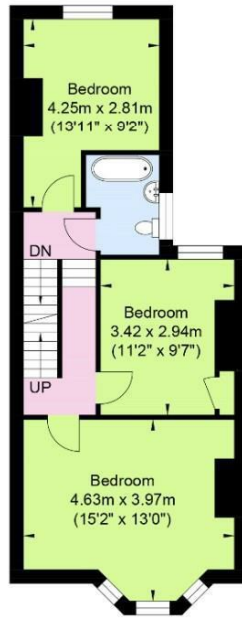


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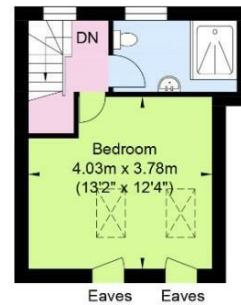
## Lennox Road



Ground Floor  
Approximate Floor Area  
517.52 sq ft  
(48.08 sq m)



First Floor  
Approximate Floor Area  
521.94 sq ft  
(48.49 sq m)



Second Floor  
Approximate Floor Area  
245.74 sq ft  
(22.83 sq m)



Approximate Gross Internal Area = 119.4 sq m / 1285.20 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

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 <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <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.