



## Modena Road, Hove



Asking Price  
£1,300,000  
Freehold

- FOUR BEDROOM, TWO BATHROOM
- WEST FACING REAR GARDEN
- POTENTIAL TO EXTEND STAP
- DETACHED FAMILY HOME
- DRIVEWAY & GARAGE
- POPULAR HOVE LOCATION

Robert Luff & Co are delighted to bring to the market this rarely available four bedroom two bathroom detached house. Modena 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 Drury's. 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; Open plan kitchen / diner, separate living room, four double bedrooms, bathroom and a shower room. Other benefits include: Driveway, garage, West facing rear garden and potential to extend STAP

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[www.robertluff.co.uk](http://www.robertluff.co.uk)

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## Accommodation

### Driveway

Off street parking leading to garage

### Garage

Accessed via the driveway

### Entrance Hall

Wooden flooring, under stairs storage, doors leading to;

### Open Plan Kitchen / Diner

Vinyl tiled floor, a mix of wall and base units, space for fridge freezer, integrated dishwasher, integrated oven with gas hob, central island, doors leading to rear West facing garden

### Living Room

Wooden flooring, box bay with double glazed windows, fireplace with gas connection

### Shower Room

Tiled flooring, walk in shower, WC, sink, heated towel rail, sash window, extractor fan

### Utility Room

Wooden flooring, space for washing machine and dryer, extractor fan

### Stairs Leading To First Floor

### Bedroom One

Carpet flooring, built in wardrobes, double glazed windows to front, radiator

### Bedroom Two

Wooden flooring, double glazed windows to rear, radiator

### Bedroom Four

Carpet flooring, double glazed window to rear, radiator

### Bathroom

Vinyl tiled flooring, roll top bath, walk in shower, WC, vanity sink unit, heated towel rail, two x sash windows

### Stairs Leading To Second Floor

### Bedroom Three

Carpet flooring, built in storage, multiple windows, radiators

### Rear Garden

West facing, paved area leading to laid to lawn garden, side access

### Agents Notes

EPC Rating: TBC

Council Tax Band: E



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## Modena Road



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