Robert Luff & Co

Grange Road, Hove

Freehold - Guide Price £450,000

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Description

*** GUIDE PRICE £450,000 - £500,000 ***

Robert Luff & Co are delighted to offer to market this exceptional two bedroom terraced home located in Grange Road. Ideally situated in this superb Hove location with a choice of mainline stations nearby, offering travel to London from Hove or Brighton in just over an hour. Close to the vibrant Portland Road offering boutique independent shops, arts and crafts, plus a fantastic selection of cafes and a five minute stroll down to Hove Beach for padel, beach volleyball and more restaurants and beach hut bars.

Accommodation offers; Two double bedrooms, separate snug/living area, kitchen/dining area with breakfast bar and a delightful bespoke family bathroom. Other benefits include; A landscaped rear garden, potential to extended STNPC and no onward chain.





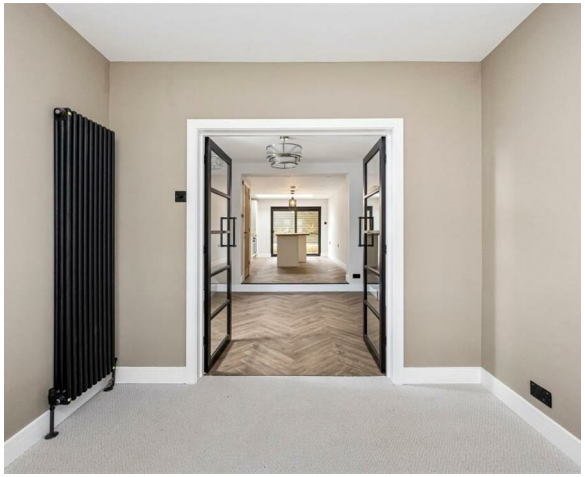


Key Features

- AN EXCEPTIONAL TWO DOUBLE BEDROOM TERRACED HOME
- EXTENDED KITCHEN/DINING AREA WITH BREAKFAST BAR
- NO ONWARD CHAIN
- POTENTIAL TO EXTEND STNPC
- BEAUTIFULLY PRESENTED LANSCAPED REAR GARDEN
- HIGHLY SOUGHT AFTER HOVE LOCATION
- BESPOKE FAMILY BATHROOM







Entrance Hall

Kitchen/Breakfast Room
5.23m x 3.61m (17'2 x 11'10)

Dining Room
3.99m x 3.33m (13'1 x 10'11)

Reception Room
2.92m x 2.79m (9'7 x 9'2)

Bedroom One
4.01m x 2.92m (13'2 x 9'7)

Bedroom Two
3.10m x 2.41m (10'2 x 7'11)

Bathroom

Landscaped Rear Garden

AGENTS NOTES
FREEHOLD
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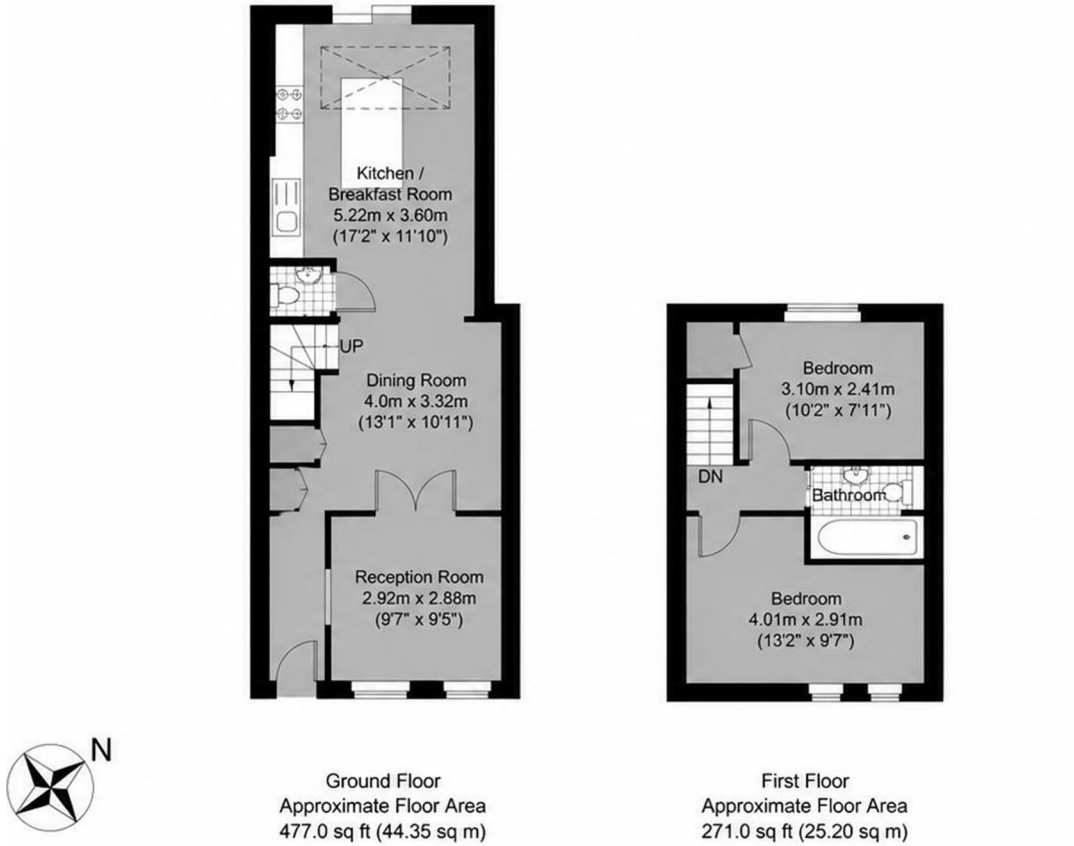


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Floor Plan Grange Road

Approximate Gross Internal Area= 69.55 sq m / 748.0 sq ft

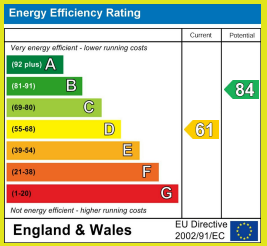


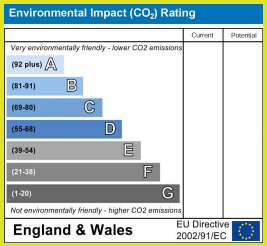
Ground Floor
Approximate Floor Area
477.0 sq ft (44.35 sq m)

First Floor
Approximate Floor Area
271.0 sq ft (25.20 sq m)

Illustration for identification purposes only, measurements are approximate, not to scale.







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.

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