



## Mortimer Mews, Hove



Asking Price  
**£350,000**  
 Freehold

- A BEAUTIFULLY PRESENTED, RARELY AVAILABLE TWO BEDROOM MEWS HOUSE
- MODERNISED TO A HIGH STANDARD THROUGHOUT
- ALLOCATED PARKING
- HIGHLY SOUGHT AFTER POETS CORNER LOCATION
- NO ONWARD CHAIN
- CLOSE PROXIMITY TO LOCAL AMENITIES ON CHURCH ROAD
- MOMENTS FROM HOVE MAINLINE STATION

Robert Luff & Co are delighted to bring to market this outstanding two bedroom terraced house situated in Poets Corner. Located in Mortimer Mews this home 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; Two double bedrooms, through lounge/diner, modern fitted kitchen and modern fitted family bathroom. Other benefits include; Allocated parking, beautifully presented throughout and no onward chain.

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

**Robert  
 Luff & Co**  
 Sales | Lettings | Commercial



## Accommodation

Entrance Hall

Kitchen 12 x 9'2 (3.66m x 2.79m)

Lounge/Diner 16'10 x 11 (5.13m x 3.35m)

Bedroom One 11'11 x 11'7 (3.63m x 3.53m)

Bedroom Two 12'2 x 7'11 (3.71m x 2.41m)

Bathroom

### AGENTS NOTES

FREEHOLD

EPC: C

COUNCIL TAX: C

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

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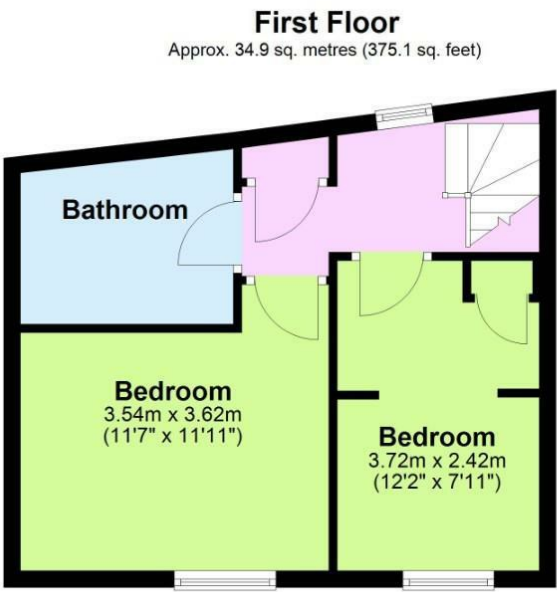
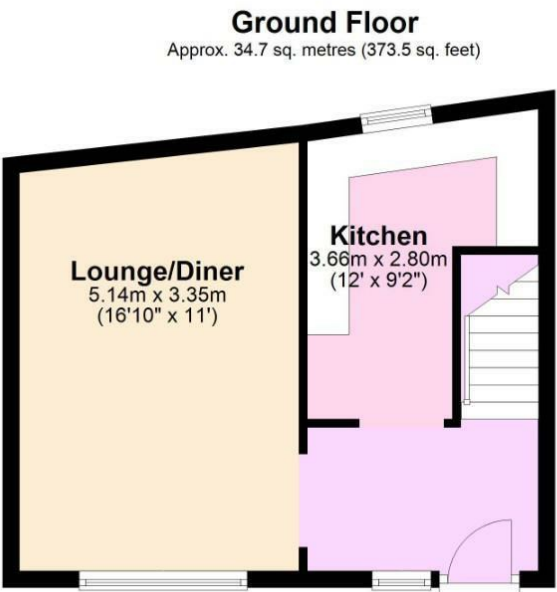
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Total area: approx. 69.5 sq. metres (748.6 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>87</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>		<b>74</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			
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) <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			
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.