



20 Mortimer Road

Hove, BN3 5FG

Offers in excess of £725,000

A beautifully presented and well-appointed three bedroom Poets Corner family home that provides spacious accommodation and a delightful south facing garden.

Stepping inside this bay-fronted Victorian property, you have an expansive double length reception room which offers a relaxing space to sit back and unwind. To the rear of the ground floor is the extended kitchen/dining room which showers in abundance of natural light via its contemporary designed picture frame window and French doors that provide access out to the garden.

The landscaped garden is a particularly feature of this charming home and being of a southerly aspect, is soaked in sunshine all day long and offers the perfect space for outside dining and entertaining.

Serving the first floor, there are two generously sized double bedrooms and a larger than average bathroom that has been stylishly designed to include oversize separate shower cubicle. On the top floor, there is a further double bedroom complete with en suite toilet.

Mortimer Road is a highly desirable address and one of the more quieter roads situated in the ever-popular Poets Corner district of Hove. Nearby amenities on Portland Road provides a number of trendy coffee shops, restaurants, supermarkets and other conveniences. The property's location means you are also in the catchment area for a number of highly regarded local schools. Aldrington & Hove Railway Stations are within very close proximity providing direct links to London & Gatwick.



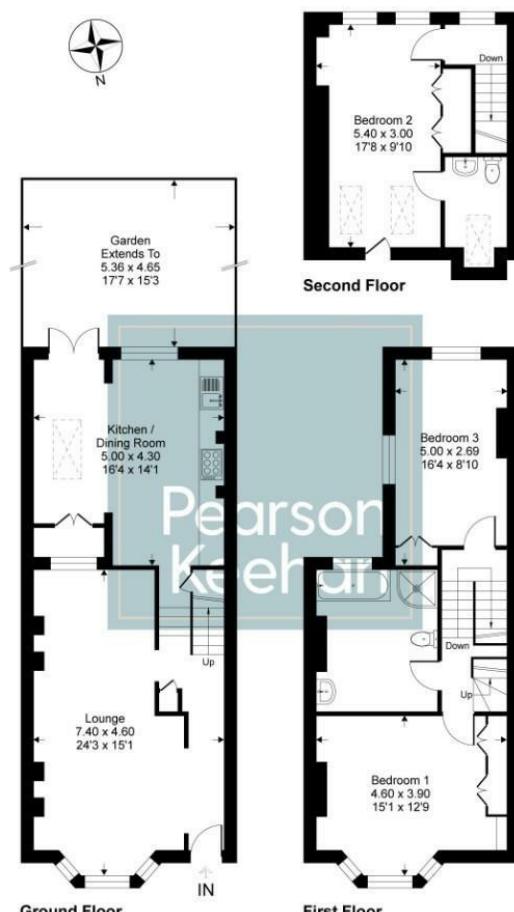
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Approximate Gross Internal Area = 126 sq m / 1354 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained herein, the position of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given for the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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| 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 ₂) Rating | | |
|-----------------------------------------------------------------|-------------------------|-----------|
| | Current | Potential |
| Very environmentally friendly - lower CO ₂ 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 ₂ emissions | | |
| England & Wales | EU Directive 2002/91/EC | |