



50 Grange Road
Hove, BN3 5HU

Pearson
Keehan



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Offers in excess of £400,000

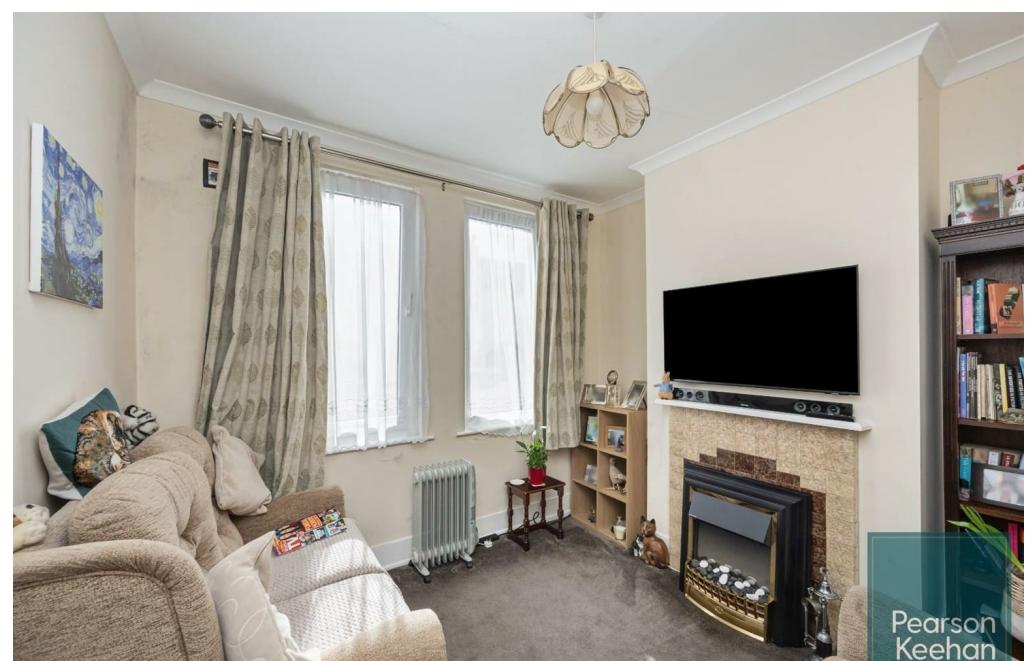
This two-bedroom mid-terraced house with a west-facing rear garden, is situated in an extremely popular residential location just off Portland Road and close to the sought-after Poets Corner district. The property falls within the catchment area for outstanding schools and is surrounded by a fantastic selection of independent shops, coffee houses, pubs, and restaurants.

The property requires full renovation throughout, offering a fantastic opportunity for someone to update and modernise the home to their own taste and style.

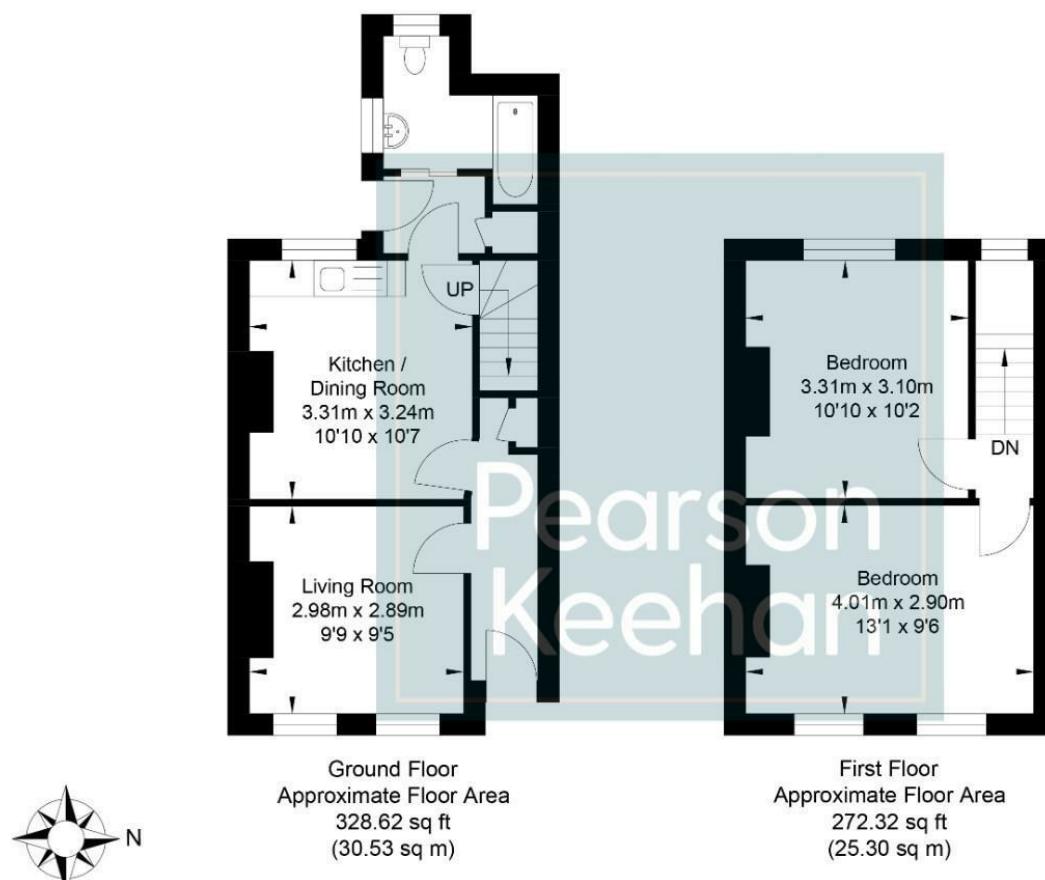
The ground floor features a separate living room to the front, with separate fitted kitchen behind. To the rear, you'll find the bathroom completing the downstairs accommodation.

Upstairs, there are two well-proportioned double bedrooms, along with access to the loft space — which offers great potential for conversion into additional living space, subject to the usual consents.

Externally, the property benefits from a private west-facing garden, mainly paved with mature borders, providing a charming outdoor area that can be further enhanced to suit.



Grange Road



Approximate Gross Internal Area = 55.83 sq m / 600.94 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
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	24	
(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	