

72 Montgomery Street

Hove, BN3 5BE

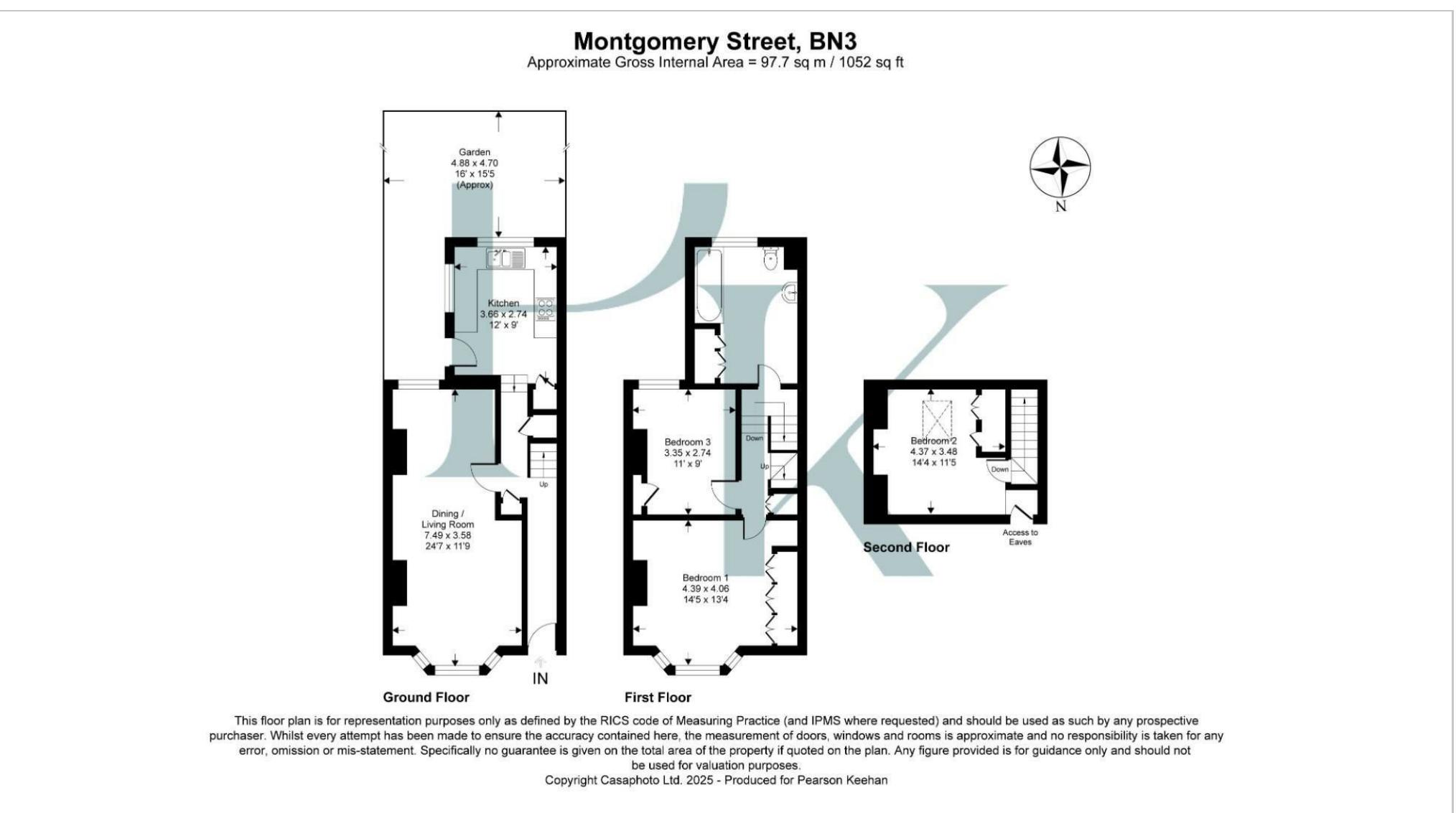
Offers in excess of £625,000

A stylishly presented three bedroom Victorian family home with a stunning south-facing garden, set in the heart of Poet's Corner, Hove.

Arranged over three floors, the ground floor is thoughtfully designed, featuring a spacious through lounge and dining room with original character details, wooden flooring, and an abundance of natural light, an ideal setting for both everyday living and entertaining. To the rear, a contemporary kitchen is fitted with sleek cabinetry and integrated appliances, offering direct access to the south-facing garden. With its decked terrace and mature planting, this private outdoor space is a real hidden gem, perfect for al fresco dining and relaxation.

Upstairs, the first floor hosts two generous bedrooms, one enhanced by a bay window and both with fitted storage, along with a generously sized family bathroom. Completing the accommodation on the top floor, there is a further bright bedroom, providing a peaceful retreat away from the main living areas.

Montgomery Street is ideally positioned in the ever-popular Poet's Corner district, just a short stroll from independent shops, artisan cafés, welcoming pubs, and popular restaurants. The seafront is also within easy reach, while Hove and Aldrington stations offer convenient rail links for commuters. Families will also appreciate the property's proximity to highly regarded local schools.



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	

Pearson Keehan