



62 Montgomery Street

Hove BN3 5BE

Asking Price Of £550,000

- POETS CORNER
- TWO DOUBLE BEDROOMS
- SPACIOUS FAMILY BATHROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- SOUTH FACING GARDEN
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer to market this Victorian bay fronted property situated in the favoured Poets Corner district of Hove within walking distance of the mainline station and seafront. The property offers tremendous potential to prospective buyers with scope for further improvement and extension (stnc). The house currently offers two double bedrooms to the first floor with a spacious family bathroom with two separate reception rooms on the ground floor and a kitchen leading onto the south facing patio garden. Being sold with no onward chain.

ENTRANCE HALL Radiator, under stairs storage.

LIVING ROOM Gas fire, UPVC double glazed bay window, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, appliance space, 'Glow Worm' gas fired boiler, tiled splashback, radiator, UPVC double glazed window and door to garden.

DINING ROOM Feature fireplace, UPVC double glazed window, radiator.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 UPVC double glazed bay window, feature fireplace, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BATHROOM Comprising panelled bath, pedestal wash hand basin, low level w.c., separate walk in shower, part tiled walls, UPVC double glazed window, radiator, airing cupboard housing hot water cylinder with linden shelving over.

SOUTH FACING GARDEN Paved with flower borders, shed, outside w.c.

MONTGOMERY STREET

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / EXCLUDING WCI)
886 sq ft / 82.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / EXCLUDING WCI)
886 sq ft / 82.4 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Floors, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
T Hot Water Tank
FF Fridge / Freezer
□ Head Height Below 1.5m
Measuring Points
S Storage Cupboard
W Fitted Wardrobes
G Garden Shortened for Display



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