



**GOLDIN  
LEMCKE**

**01273 777123**  
GOLDINLEMCKE.COM

160 - 162 Church Road  
Hove East Sussex  
BN3 2DL

T: 01273 777 123  
F: 01273 778 109  
property@goldinlemcke.com

**FOR  
SALE**

Connaught Terrace, Hove, BN3 3YW

**£675,000 - £700,000 Guide**

# Connaught Terrace, Hove, BN3 3YW

## £675,000 - £700,000 Guide

A beautifully presented Victorian terraced house, complete with four double bedrooms arranged over three floors and a secluded private rear garden. Located in this central and sought-after location close to all amenities, early viewing is highly recommended.





## Rooms & Sizes

- Living Room: 24' 8" x 15' 3"
- Kitchen: 11' 6" x 7' 8"
- Bedroom: 11' 9" x 5' 4"
- Bedroom: 11' 10" x 9' 6"
- Bedroom: 10' 9" x 9' 6"
- Bathroom
- Bedroom: 19' 7" x 10' 4"
- En Suite Shower Room

## Further Information

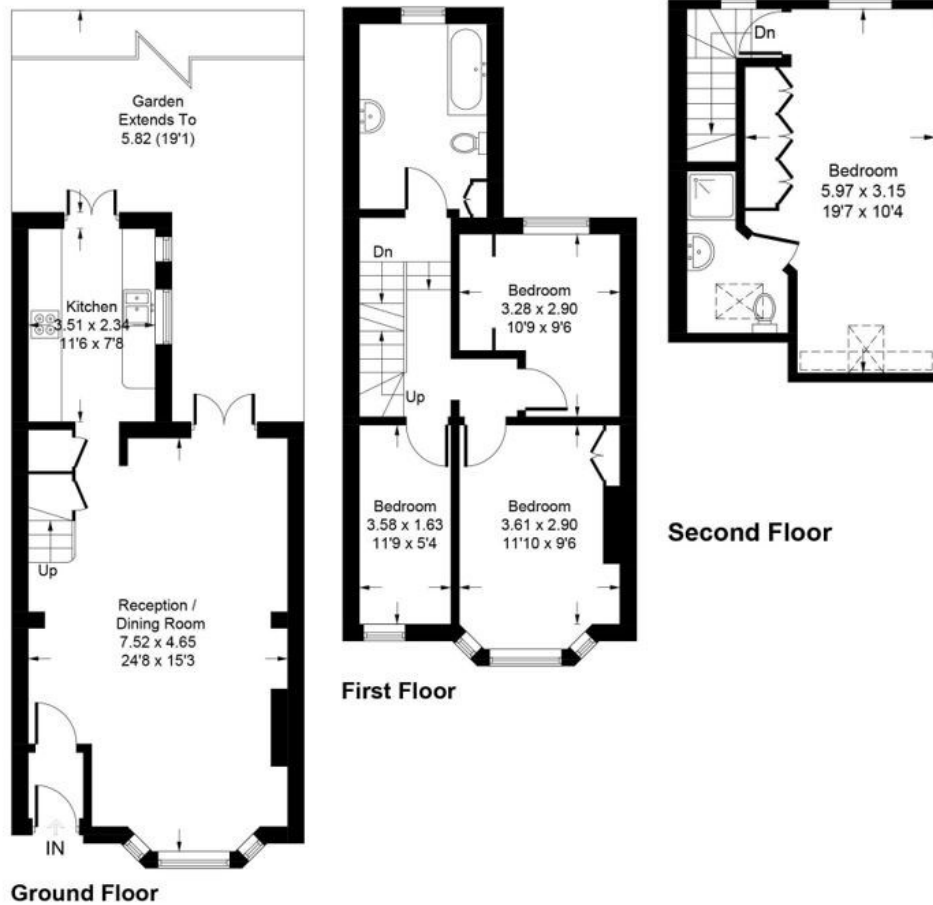
This delightful bay-fronted family home is approached via a small front garden, leading into the entrance hall. From here, the accommodation comprises on the ground floor an excellent sized through living/dining room with french doors out to the rear garden and under stair storage, leading to a large modern kitchen with integrated appliances and further double doors to the garden. To the first floor, there are two double bedrooms, large family bathroom, and further bedroom, and to the second floor there is spacious master bedroom with ample built-in storage and en suite shower room. To the rear of the property is a delightful enclosed garden with plenty of space for outdoor furniture. The accommodation is versatile and spacious throughout, making an amazing family home.

Connaught Terrace is situated in this central location within walking distance of Hove mainline station, George Street shopping thoroughfare and Church Road with its array of bars and restaurants. Hove seafront is within easy reach and bus services run close by offering access into the City Centre.



# Connaught Terrace, BN3

Approximate Gross Internal Area = 1170 sq ft / 108.7 sq m



## SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.  
 Call 01273 777123 or email [property@goldinlemcke.com](mailto:property@goldinlemcke.com)

The above information has been provided by the vendor in good faith, but will need verification by the purchaser's solicitor. Any areas, measurements or distances referred to are given as a guide only and are not precise. Floor plans are not drawn to scale and are provided only to help illustrate the general layout of the property. The mention of any appliances and/or services in this description does not imply that they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. It should not be assumed that any contents, furnishings or other items shown in photographs (which may have been taken with a wide angle lens) are included in the sale. Any reference to alterations to, or use of, any part of the property is not a statement that the necessary planning, building regulations, listed buildings or other consents have been obtained. We endeavour to make our details accurate and reliable, but they should not be relied on as statements or representations of fact and they do not constitute any part of an offer or contract. The seller does not give any warranty in relation to the property and we have no authority to do so on their behalf.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D	56   D	
39-54	E		
21-38	F		
1-20	G		

# GOLDIN LEMCKE

01273 777123  
 GOLDINLEMCKE.COM

160-162 Church Road  
 Hove East Sussex  
 BN3 2DL

T: 01273 777 123  
 F: 01273 778 109  
[property@goldinlemcke.com](mailto:property@goldinlemcke.com)

# FOR SALE