



**GOLDIN
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**FOR
SALE**

Sussex Road, Hove, BN3 2WD

£750,000 - £775,000 Guide

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An attractive four-bedroom, end-of-terrace house arranged across three floors and complete with private south-west facing patio garden. Situated in this fantastic coastal location just 50 yards from the seafront, early and internal viewing is highly recommended.





Rooms & Sizes

Living Room: 16' 10" x 10' 6"
Dining Room: 12' 4" x 11' 1"
Kitchen: 12' x 8' 2"
Bedroom: 13' 7" x 11' 3"
Bedroom: 11' 11" x 11' 3"
Bathroom
Separate W.C
Bedroom: 12' 5" x 10' 11"
Separate W.C
Bedroom: 11' 11" x 11' 3"

Further Information

Arranged across three floors, the accommodation comprises on the ground floor two double bedrooms, separate WC, and modern family bathroom with bath and separate shower cubicle. To the lower ground floor, there is a kitchen and spacious open plan sitting/dining room, complete with marble feature fireplace and sliding door providing direct access to the attractive rear patio garden. This garden is walled on all sides, offering seclusion and privacy, and benefits from a gate providing side access to the front of the property. The sizable master suite can be found at the front of the first floor and features a separate WC, shower and vanity unit. There is one further bedroom on this floor, which is currently used as an office space; both rooms feature built-in storage.

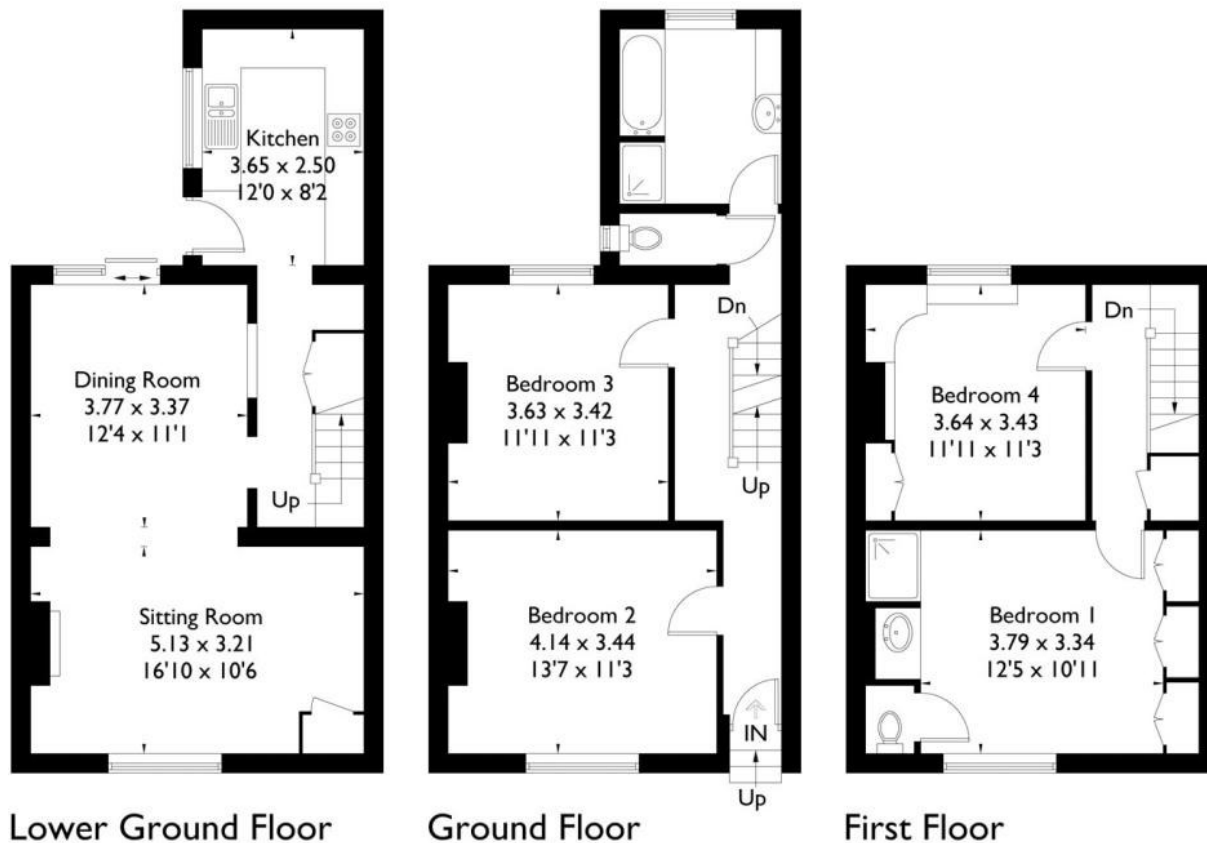
Sussex Road is situated in this enviable location just 50 yards from Hove promenade and within easy reach of many amenities, including a variety of shops, bars and restaurants. There are many nearby bus stops, and Hove station is just a short journey away, providing direct trains to central Brighton, London and beyond.

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Sussex Road, Hove

Approximate Gross Internal Area = 131.7 sq m / 1418 sq ft



Lower Ground Floor

Ground Floor

First Floor

FLOORPLANZ © 2018 0203 9056099 Ref: 208155

This plan is for layout guidance only. Drawn in accordance with RICS guidelines. Not drawn to scale unless stated. Windows & door openings are approximate. Whilst every care is taken in the preparation of this plan, please check all dimensions, shapes & compass bearings before making any decisions reliant upon them.

SELLING SOMETHING SIMILAR?

Get in touch for a free, no obligation valuation.
Call 01273 777123 or email property@goldinlemcke.com

Score	Energy rating	Current	Potential
92+	A		
81-91	B		83 B
69-80	C		
55-68	D	60 D	
39-54	E		
21-38	F		
1-20	G		

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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.