



# 1 Milnthorpe Road, Hove BN3 5HT

Guide Price Of  
£500,000 - £525,000

- BEAUTIFULLY REFURBISHED
- TWO BEDROOMS
- STUDY/NURSERY
- BATHROOM
- LIVING ROOM
- KITCHEN/DINING ROOM
- PRIVATE GARDEN
- DESIRABLE LOCATION

Whitlock and Heaps are pleased to bring to market this newly refurbished family home that has been updated to an excellent standard throughout and situated in this sought after location within walking distance of three train stations and Hove seafront. To the ground floor is a charming separate living room and open plan kitchen/dining room that leads onto the good size rear garden. To the first floor there are two bedrooms and a study/nursery with a modern white bathroom suite.

**ENTRANCE HALL** Radiator, stairs to first floor.

**KITCHEN/DINING ROOM** Incorporating sink unit with mixer tap, adjacent wooden worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset ceramic hob with concealed extractor over, oven, integrated dishwasher, washing machine and fridge/freezer, radiator, walk-in understairs cupboard housing 'Alpha' gas-fired boiler, radiator, UPVC double glazed window, 'French' doors to garden.

**LIVING ROOM** UPVC double glazed bay window, radiator.

**FIRST FLOOR**

**LANDING** Hatch to loft space, part boarded with velux window.

**BEDROOM 1** UPVC double glazed bay window, second window to side, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**NURSERY/STUDY** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising tiled panelled bath with mixer tap and shower over, glazed shower screen, pedestal wash-hand basin, low level w.c., heated ladder style towel rail, tiled floor.

**OUTSIDE**

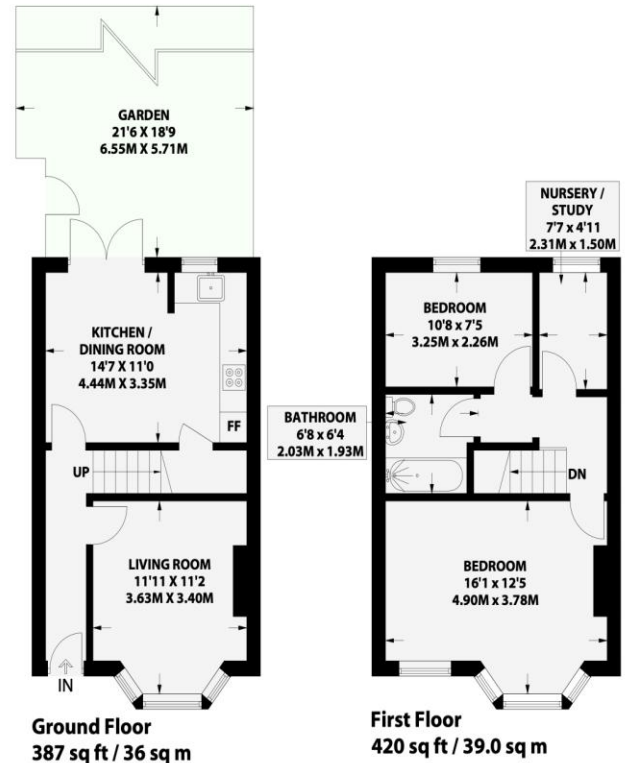
**REAR GARDEN** Laid to lawn with decked area, gate offering side access.

**MILNTHORPE ROAD**

Hove

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
800 sq ft / 74.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
807 sq ft / 75 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		78 C
55-68	D	58 D	
39-54	E		
21-38	F		
1-20	G		

Portslade Branch

48 Boundary Road, Portslade BN3 4EF  
portslade@whitlockandheaps.co.uk  
01273 422706

Hove Branch

65 Sackville Road, Hove BN3 3WE  
hove@whitlockandheaps.co.uk  
01273 778577



**Disclaimer:** Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.