

PHILLIPS & STILL



- Three bedroom Georgian style house
- Large private garden & front garden
- Bright and spacious throughout
- Highly desirable area of Hove
- Chain Free

## The Martlet, Hove, BN3 6NT

Guide Price £700,000 - £725,000

This property is a three bedroom Georgian style house located in a highly desirable area of Hove. The property consists of a spacious lounge and dining room, three double bedrooms, family bathroom and large private rear garden. This property is ideal an ideal family home or would also make a great investment.

## Property Description

This property is a three bedroom Georgian style house located in a highly desirable area of Hove. The house boasts a bright and spacious lounge and dining room, providing ample space for relaxation and entertaining guests.

The property features three double bedrooms, offering plenty of room for a growing family or for guests. The bedrooms are well-proportioned and can accommodate various furniture arrangements.

Additionally, there is a family bathroom, providing convenience and functionality for the residents. The bathroom is equipped with necessary amenities and offers a comfortable space for personal care routines.

One of the standout features of this property is its large private garden. The garden provides an outdoor oasis for residents to enjoy, whether it be for gardening, hosting gatherings, or simply unwinding in a tranquil setting. The garden offers ample space for outdoor furniture, landscaping, and recreational activities.

Furthermore, the property benefits from its close proximity to good schools, making it an ideal choice for families with children. The availability of quality education institutions nearby ensures convenience and opportunities for the younger residents.

Furthermore, this property is being sold with no chain, meaning that there are no delays or complications in the selling process. This is advantageous for potential buyers as they can proceed with the purchase smoothly and efficiently.



# Accommodation

## GROUND FLOOR

ENTRANCE HALL

WC

LIVING ROOM

17' 3" x 11' 8" (5.26m x 3.56m)

DINING ROOM

11' 2" x 9' 2" (3.4m x 2.79m)

KITCHEN

11' 2" x 8' 8" (3.4m x 2.64m)

## FIRST FLOOR

BEDROOM THREE

9' 9" x 7' 10" (2.97m x 2.39m)

BEDROOM TWO

12' 8" x 10' (3.86m x 3.05m)

BEDROOM ONE

11' 10" x 10' 8" (3.61m x 3.25m)

FAMILY BATHROOM

## OUTSIDE

DELIGHTFUL REAR GARDEN





GROUND FLOOR  
APPROX. FLOOR  
AREA 490 SQ.FT.  
(45.5 SQ.M.)

1ST FLOOR  
APPROX. FLOOR  
AREA 482 SQ.FT.  
(44.8 SQ.M.)

TOTAL APPROX. FLOOR AREA 972 SQ.FT. (90.3 SQ.M.)  
Measurements are approximate. Not to scale. Illustrative purposes only  
Made with Metropix ©2015



Score	Energy rating	Current	Potential
92+	A		
81-91	B		89 B
69-80	C	73 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate and for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

112 Western Road  
Brighton  
East Sussex  
BN1 2AB

www.phillipsandstill.co.uk  
01273 771111  
westernrd@phillipsandstill.co.uk

Mon-Fri: 8.30am - 6pm  
Sat-Sun: 9am - 4pm

