



15 Montgomery Street

Hove BN3 5BF

Asking Price Of £550,000

- POETS CORNER
- THREE BEDROOMS
- BATHROOM
- LIVING ROOM

- DINING ROOM
- KITCHEN
- PATIO GARDEN
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this Victorian bay fronted property offering good size three-bedroom accommodation with two separate reception rooms on the ground floor and a separate kitchen leading onto the patio garden. The house offers scope for extension (stnc) and is being sold with no onward chain. Situated in the favoured Poets Corner district of Hove within walking distance of Hove mainline station and seafront. An abundance of local shops, eateries and cafes are also only a short walk away.

ENTRANCE HALL Exposed floorboards, radiator.

KITCHEN Incorporating stainless steel sink with mixer tap and drainer, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, gas cooker, fridge, plumbing for washing machine, 'Baxi' gas fired boiler, radiator, door to garden.

LIVING ROOM Open fireplace, UPVC double glazed bay window, two radiators.

DINING ROOM Sash window, radiator.

FIRST FLOOR

LANDING Hatch to loft space with pull down ladder, fitted cupboard, painted floorboards.

BEDROOM 1 UPVC double glazed bay window, fitted cupboard, exposed painted floorboards, radiator.

BEDROOM 2 Sash window, painted floorboards, radiator.

BEDROOM 3 Sash window, radiator.

BATHROOM Comprising panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level w.c, radiator, part tiled walls.

OUTSIDE

REAR PATIO GARDEN

Freehold

Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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

Portslade Branch

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