

# 4 Montgomery Terrace

Hove BN3 5AX

Asking Price Of £575,000

- POETS CORNER
- THREE BEDROOMS
- BATHROOM
- KITCHEN
- CONSERVATORY
- LIVING/DINING ROOM
- PATIO GARDEN
- NO ONWARD CHAIN

Whitlock and Heaps bring to market this modern Victorian style house situated in the favoured Poets Corner district of Hove. The house offers three-bedroom accommodation presented in good decorative order. To the ground floor is a south facing living/dining room and kitchen leading onto the conservatory and patio garden. Being neutrally decorated throughout and sold with no onward chain. Hove seafront and mainline station are within a short walk along with local shops, cafes and eateries.

ENTRANCE HALL

**KITCHEN** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob, eye level oven, appliance space, tiled splashback, opening to:

**SUN ROOM** Door to garden.

**LIVING/DINING ROOM** Sash bay window, two radiators, door to garden.

FIRST FLOOR

**LANDING** Hatch to loft space.

**BEDROOM 1** Sash bay window, radiator.

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

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** White suite comprising panelled bath with shower over, glazed shower screen, wash hand basin with drawer under, low level w.c, part tiled walls, tiled floor, heated ladder style towel rail, sash window.

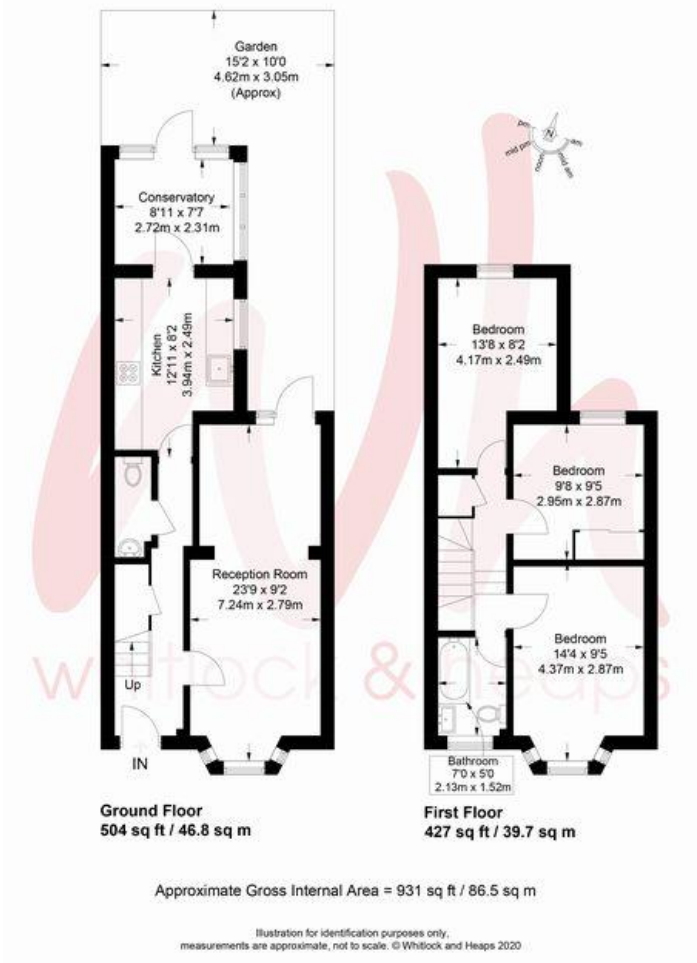
OUTSIDE

REAR PATIO GARDEN

Freehold

Council Tax Band D (taken from [www.brighton-hove.gov.uk/council-tax](http://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		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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