

ELLIOTTS

36 Newtown Road, Hove,
Guide Price £900,000





Guide Price £900,000

36 Newtown Road Hove, BN3 6AB

Elliotts are delighted to offer for sale this well presented and spacious Victorian terrace home in this desirable location just a short walk from Hove Station, arranged over three floors, with an impressive 145 Sq.Mt / 1459 Sq.Ft of floor space and a South facing garden.

Accommodation includes a period lounge/dining room, modern South facing kitchen, four bedrooms which are arranged over three floors and a large modern bathroom/WC



- South Facing Garden
- Period Lounge/Dining Room
- Modern Kitchen
- Four Double Bedrooms
- Highly Sought After Location

- 145 Sq.Mt / 1459 Sq.Ft
- Set Over Three Floors
- Walking Distance to Hove Station
- Large Family Bathroom
- Wealth of Character

Newtown Road is perfectly positioned in this most sought after central Hove location, having the many advantages associated and including easy access to Hove mainline railway station, making this a perfect property for those who wish to commute, as well as being just a short walk from Church Road with its excellent range of independent shops, bars and restaurants.

Accommodation is arranged over the three excellent floors of this attractive Victorian terrace property, with a total floor area of 145 Sq.Mt / 1459 Sq.Ft which includes a feature through lounge/dining room still retaining many of its period features and being complemented by the expertly fitted and attractive South facing kitchen, with double doors leading to the South facing garden.

Heading upstairs, there are two good sized double bedrooms with the main bedroom getting a special mention for being a particularly good size, whilst there is also a spacious family bathroom located to the rear of this floor. Heading up to the 2nd floor you'll find an impressive further two bedrooms.

The rear garden has the advantage of the favoured Southerly aspect, with an area of paving to the side return, whilst also having an area of artificial lawn immediately to the rear and being walled to three sides with flower and shrub borders





Floorplan

Newton Road



Approximate Gross Internal Area = 135.56 sq m / 1459.15 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.

Energy Performance Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Viewing

Please contact us on 01273 773399 if you wish to arrange a viewing appointment for this property or require further information.

The particulars are set out as a general outline only for the guidance of intended purchasers or lessees, and do not constitute, any part of a contract. Nothing in these particulars shall be deemed to be a statement that the property is in good structural condition or otherwise nor that any of the services, appliances, equipment or facilities are in good working order. Purchasers should satisfy themselves of this prior to purchasing.

2 Church Road, Hove, East Sussex, BN3 2FL

Tel: 01273 773399 Email: mail@elliottsestateagents.co.uk Website: www.elliottsestateagents.co.uk