

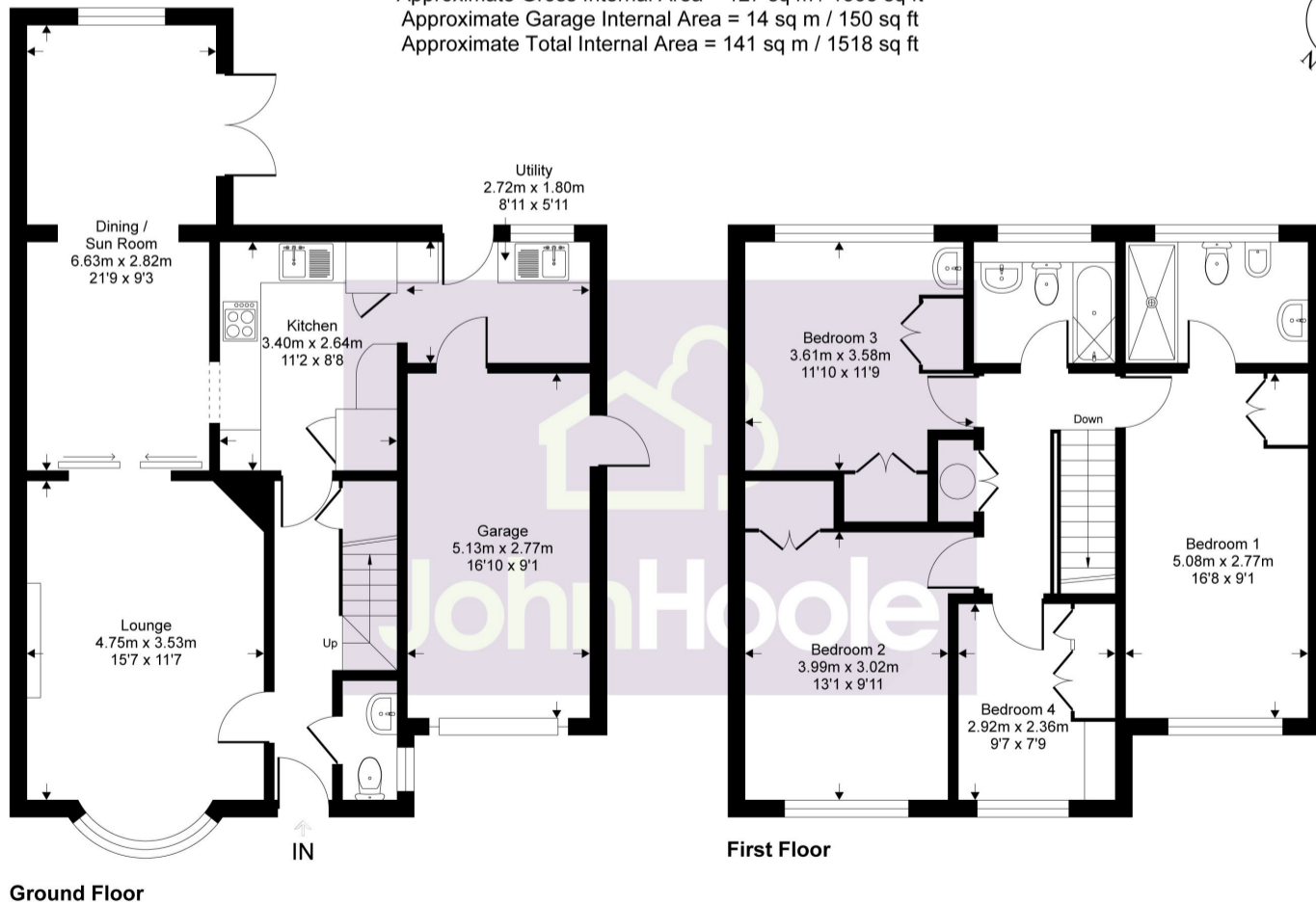


The Martlet, Hove, BN3 6NT
 £750,000



The Martlet, BN3

Approximate Gross Internal Area = 127 sq m / 1368 sq ft
 Approximate Garage Internal Area = 14 sq m / 150 sq ft
 Approximate Total Internal Area = 141 sq m / 1518 sq ft



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs	A (81-91)		
Energy efficient	B (69-80)		
Decent	C (55-68)		
Needs some work	D (39-54)		
Needs more work	E (29-38)		
Needs a lot of work	F (13-28)		
Not energy efficient - higher running costs	G (1-12)		
		70	83
England, Scotland & Wales		EU Directive 2002/91/EC	

This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.

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Agents note: All measurements are approximate and whilst every attempt has been made to ensure accuracy they are for general guidance only and must not be relied on. The fixture and fittings referred to have not been tested and therefore no guarantee can be given that they are in working order. Internal photographs are reproduced for general information and it must not be inferred that any item shown is included with the property.





Nestled in one of Hove's most sought-after areas, this charming end of terrace property offers a blend of comfort, convenience and potential. Part of the Martlet Estate, this four bedroom home presents a wonderful opportunity for those looking for a quiet residential location, yet with easy access to stations, the city centre and the A27, as well as renowned schools.

Set back from the road, this Georgian style property has immediate kerb appeal with its large bow shaped window and pretty front garden. From the hallway, step into the lounge and through to the dining room and glorious sunroom extension, all bathed in natural light from large South and West facing windows, creating a warm and welcoming ambiance for family gatherings or entertaining guests. The spacious kitchen provides the perfect space for culinary creativity, with a convenient utility area for added functionality offering direct access to the garden and also the garage. Upstairs, four generously sized bedrooms await, including a master bedroom boasting its own en suite for luxurious comfort. The family bathroom and downstairs cloakroom ensure convenience for all. Outside, a delightful South/West aspect rear garden awaits, offering serene views and ample space for outdoor relaxation or al fresco dining. Off-street parking for two cars and a single integral garage provide practicality in this pleasant neighbourhood.



- Four bedrooms
- Master bedroom with ensuite, plus family bathroom
- Downstairs cloakroom/W.C.
- Through lounge/dining room
- South/West facing rear garden
- Off-street parking for two cars
- Integral single garage
- No onward chain
- Sought after family location

