



74 Montgomery Street

Hove BN3 5BE

Offers In Excess Of £700,000

- THREE DOUBLE BEDROOMS
- ENSUITE SHOWER ROOM
- SPACIOUS FAMILY BATHROOM
- STUNNING EXTENDED KITCHEN/LIVING AREA
- SITTING/DINING ROOM
- SOUTH FACING REAR GARDEN
- DESIRABLE POETS CORNER DISTRICT
- NO ONWARD CHAIN

This stunning Victorian bay fronted property has been skilfully and tastefully updated over recent years and offers fantastic living accommodation including the contemporary kitchen with dual bi-fold doors opening onto the south facing patio garden.

There are three double bedrooms with the master featuring a Juliet balcony and ensuite shower room. To the first floor there is also a spacious family bathroom. The through living/dining room has an open fireplace and engineered wood flooring.

Situated in the favoured Poets Corner district of Hove being within walking distance of Hove mainline station and seafront. There are an array of eateries, cafes and shopping facilities all within walking distance.

ENTRANCE HALL Solid oak floor, radiator, understairs storage cupboard, shoe store, meter cupboard.

KITCHEN/LIVING AREA The feature room of the house offering contemporary style living. Central island with 'corian' work surface, one and a half bowl sink unit with mixer tap, inset five ring gas hob with remote control extractor over, integrated dishwasher, cupboards and drawers under, breakfast seating area, range of wall cupboards incorporating integrated fridge, 6 drawer freezer, eye level oven and microwave oven, plumbing and space for washing machine and tumble dryer, drawers, larder cupboard, tiled floor, cupboard housing 'Worcester' gas fired boiler, vaulted glass roof, dual bi-fold doors bringing the outside in.

SITTING/DINING ROOM Working fire with cast iron surround, tiled insert and slate mantle over, double glazed sash bay window, two radiators, fitted shelving unit with cupboards under, solid oak floor, inset downlighters.

FIRST FLOOR

BEDROOM 2 Double glazed sash bay window, range of fitted wardrobes, radiator, inset downlighters.

BEDROOM 3 UPVC double glazed sash window, fitted shelving unit with cupboards under, radiator, inset downlighters.

BATHROOM White suite comprising roll top bath,

separate shower with tiled surround, pedestal wash hand basin, low level w.c., UPVC double glazed sash windows, radiator, painted floor, inset downlighters.

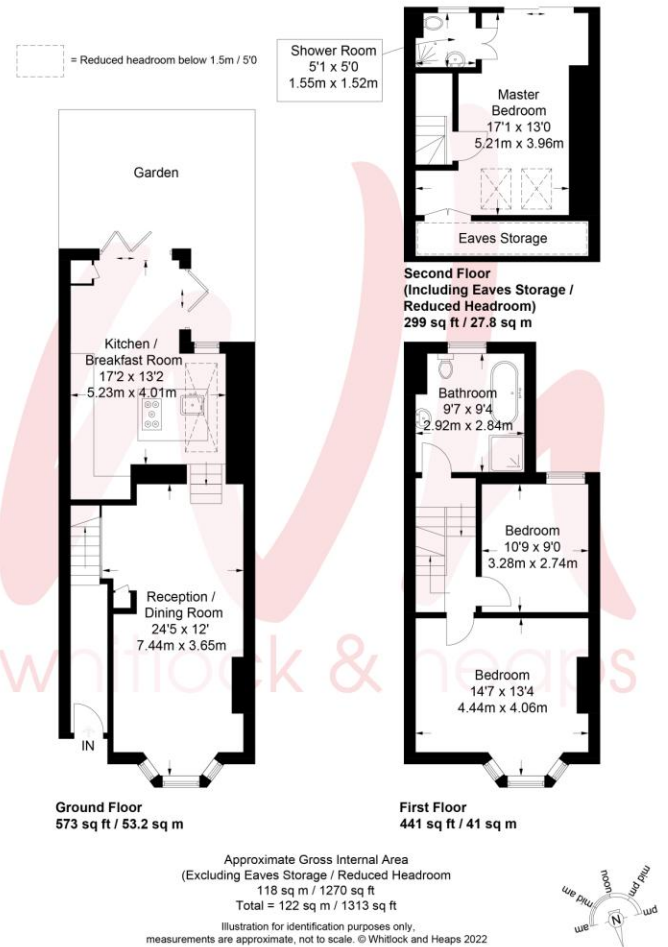
TOP FLOOR

BEDROOM 1 Fitted drawers, two velux windows, sliding double glazed door offering a 'Juliet' balcony, radiator, eaves storage with light and power, t.v. aerial and internet connection.

ENSUITE SHOWER ROOM Walk in shower, wash hand basin, low level w.c. with concealed cistern, heated ladder style towel rail, floor to ceiling frosted window, tiled floor with underfloor heating, inset downlighters, extractor.

OUTSIDE

SOUTH FACING PATIO Fully enclosed, tiled floor, outside tap, power.



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