

Modena Road

Hove

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About the property

PETS ACCEPTED: Situated in the sought-after neighbourhood of artists corner, this delightful Edwardian semi-detached house has five bedrooms, two bathrooms and a lovely large rear garden.

The main reception has a cast iron fireplace, bay window and Californian style shutters. Towards the back of the house you enter the spacious kitchen diner which is clearly the centre of this home. Bifold doors create that indoor/outdoor feel, and the patio means that outdoor dining couldn't be more straightforward. The kitchen itself is in stylish white with an island providing ample workspace.

The garden is mature, with cherry trees and rose bushes in raised flowerbeds each side of a generous lawn. At the end is another highlight, the peaceful garden room. Recently installed to the highest specifications this room is heated for use all year round. This space is currently used as an office but could equally well be utilised as a studio or a playroom.

Modena Road is ideally located near a wealth of local amenities and reputable schools. It is a twelve minutes walk to the seafront, two minutes to local shops and cafes and ten minutes to central Hove with its restaurants and pubs. Brighton is just a short bus or train ride away, and nearby Hove Station provides regular direct services to London.

Modena Road Hove

£4,000 Per month



5

BEDROOM

2

RECEPTION

3

BATHROOM







What the owner says

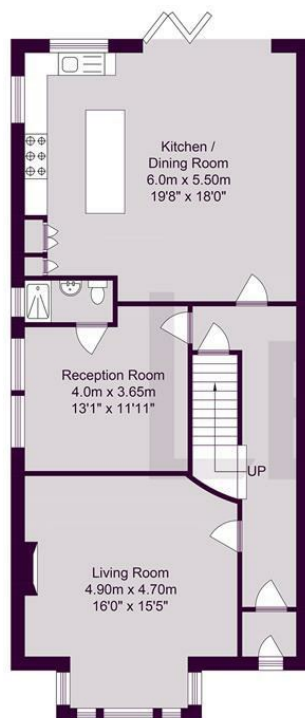


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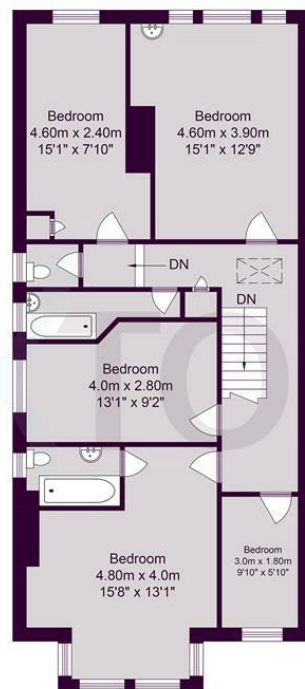




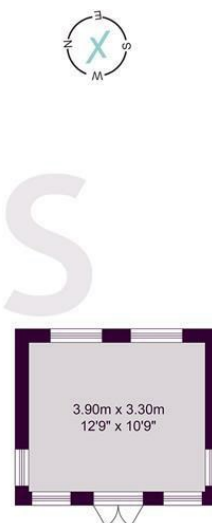
Ground Floor



First Floor



Outbuilding



Approximate gross Internal floor Area 179.01 sq m/ 1926.84 sq ft

Whilst every care has been taken to ensure accuracy, dimensions are approximate and for illustrative purposes only.

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		

73

59