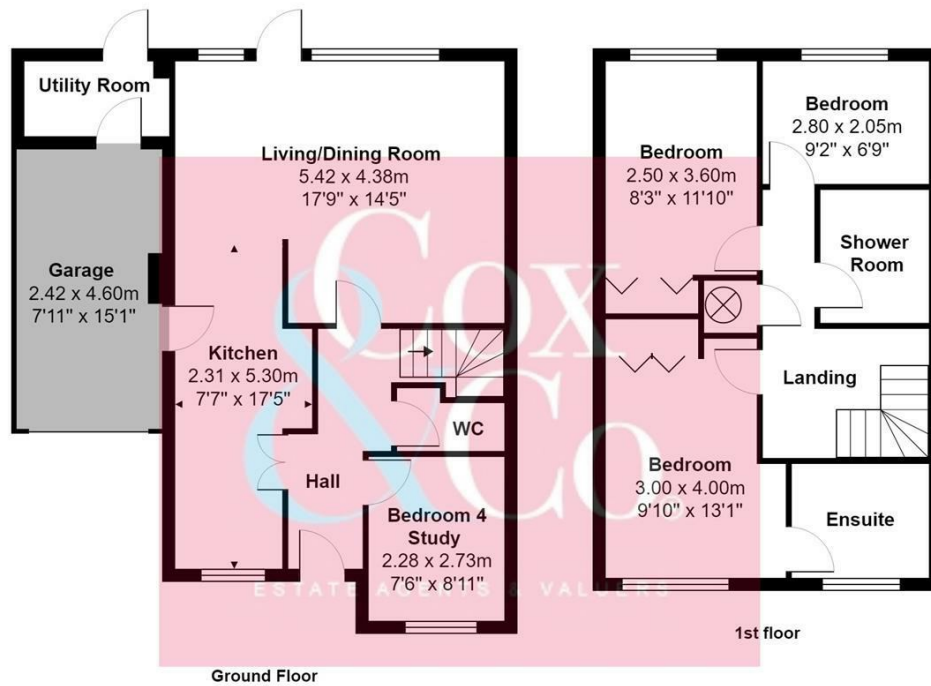




- Double Fronted Detached House
- Lounge Diner
- En-Suite To Master Bedroom
- Rear Garden
- Fantastic Location
- Three Bedrooms & A Study
- Integral Garage & Private Parking Space
- No Onward Chain
- Close To Richardson Road & Shops
- Simply A Must View

St. Philips Mews, Hove

Price: £800,000 Freehold



Total Area: 99.1 m² ... 1066 ft² (excluding garage)
 All measurements are approximate and for display purposes only

Cox & Co are pleased to bring to the market this three bedroom detached house located on a private road directly off the popular New Church Road district of Hove. The property is only 300 feet away from the very popular Richardson Road and only 0.3 miles away from Hove seafront.

Direct bus services into both Brighton & Hove city centres are also extremely close by with Hove mainline railway station only being 1.1 miles away which has direct services to both London & Brighton City Centres.

The property is also being sold with the benefit of having no onward chain and being ready for immediate vacant possession.

The accommodation comprises on the ground floor; entrance hallway, study, kitchen diner with access to the integral garage and utility room, living room and downstairs WC. On the first floor, there are three bedrooms with an en-suite bathroom to the main bedroom and a separate family shower room.

Outside the property has a garage with parking space and a nice size rear garden.

The property also has solar panels installed which are owned by the property on a feedback tariff that historically has returned £800 per annum.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B		74	
(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	

