



## 34 Montgomery Street, Hove BN3 5BF

Guide Price £500,000 - £525,000

- VICTORIAN HOUSE
- TWO DOUBLE BEDROOMS
- POTENTIAL FOR LOFT CONVERSION (STNC)
- IN NEED OF MODERNISATION THROUGHOUT
- SOUTH FACING GARDEN
- UTILITY ROOM
- POETS CORNER
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this Victorian two double bedroom house in the sought after Poets Corner. The house boasts an open plan living/dining room, south facing rear garden and utility room. The property has gas central heating and the windows are double glazed. The home is in need of modernisation throughout and is brought to market with no onward chain.

Bus routes operate locally making access into the city centre easy. George Street and Portland Road are also a short distance away with their array of shopping facilities, eateries and cafés. You are also a stone's throw from "The Poets". You are in the catchment area for multiple schools for all ages and being close to Hove mainline station for commutes out of the city. The A27 slip road is located a short drive away, making public transport out of the city simple.

**ENTRANCE HALL** Radiators, understairs storage.

**KITCHEN** Part tiled. Sink with mixer tap and drainer, vinyl work surfaces with cupboards below and matching eye-level cupboards, space for dishwasher, integrated 'Neff' oven, 4-ring electric 'Neff' hob with extractor over, door to:-

**UTILITY** Space for fridge/freezer, washing machine and tumble dryer, door to garden.

**LIVING ROOM** UPVC double glazed bay window with northerly aspect, UPVC double glazed window with southerly aspect, radiators, electrics, built-in storage.

## FIRST FLOOR

**LANDING** Split-level. Loft hatch.

**BEDROOM 1** UPVC double glazed bay window, radiator.

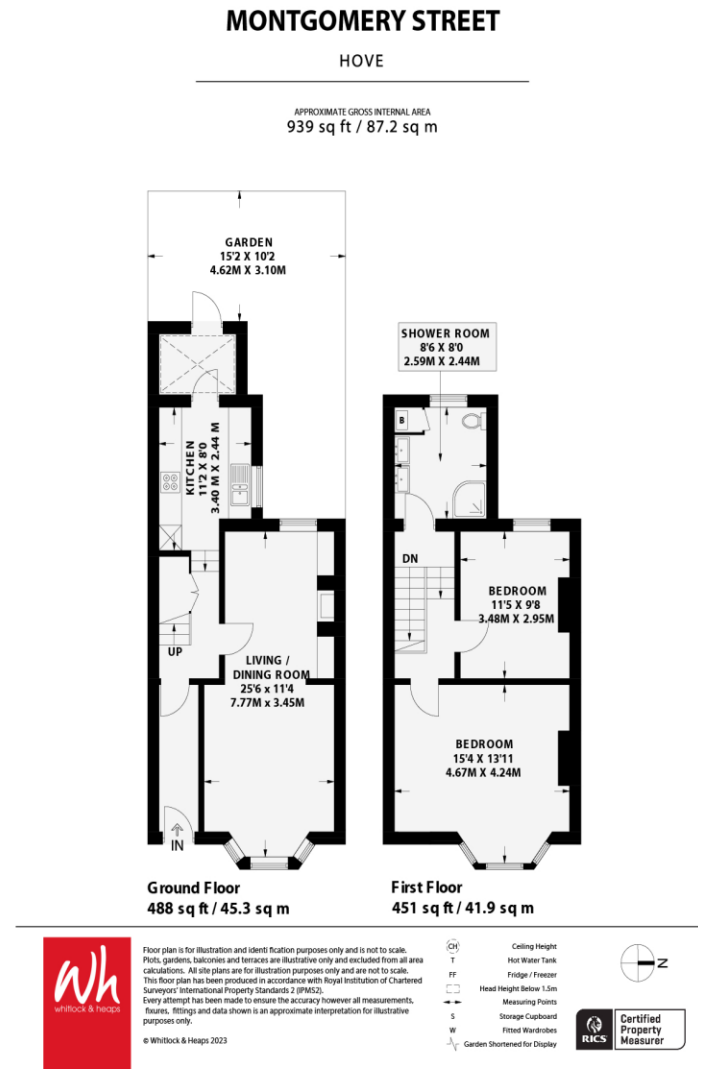
**BEDROOM 2** UPVC double glazed window overlooking garden, radiator.

**BATHROOM** Comprising step-in shower cubicle with electric 'Triton' shower, 'His and Hers' vanity wash-hand basins with tiled splash-back and mirror above, heated towel rail, cupboard housing 'Ideal' combination gas-

fired boiler, UPVC double glazed frosted window overlooking garden, low level w.c., extractor.

## OUTSIDE

**SOUTH FACING REAR GARDEN** Mainly concreted with established rear border, fenced on all sides, outdoor tap.



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