



A two bedroom, mid-terraced, Victorian, terraced home in need of general modernisation and updating throughout and offering the opportunity to extend STNPP.

Montgomery Street forms part of the popular residential district of Poets Corner in Hove and is within walking distance of Hove station providing commuters with links to London/the city as well as east and westbound connections. Church Road, with a comprehensive range of amenities, shops, restaurants and other entertainments is a short stroll away as is Hove lawns and seafront.

Brought to the market with immediate vacant possession and no chain this pretty, Victorian, terraced house provides the opportunity to modernise and the potential to extend their home. Internal viewing is strictly by appointment the vendors appointed sole agents.

Path leads to covered entrance with a UPVC double glazed front door that opens into an entrance hall with wooden floor and stairs rising to the first floor, under stairs storage with space and plumbing for washing machine, radiator.

A dual aspect lounge/dining room has a UPVC double glazed bay window to the front and to the rear a double-glazed window that overlooks the rear garden, open tiled fireplace and radiators.

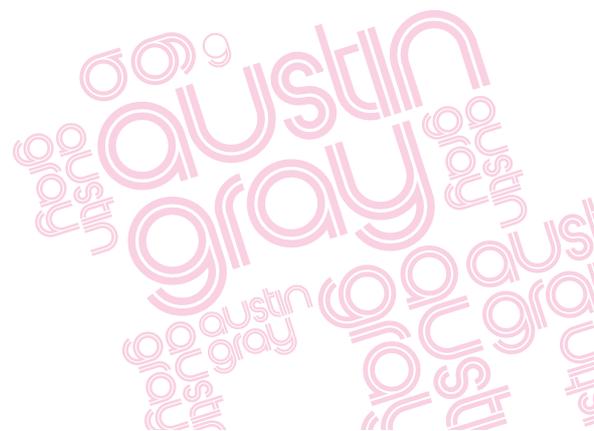
At the back of the house is a kitchen with a range of basic units, stainless steel sink, appliance space and is considered to be in need of general modernisation and

updating. Pair of double glazed windows to the side and rear and a glazed door leads through to rear porch with a double-glazed door providing access out to the small patio rear garden and a cloakroom.

Returning to the entrance hall the stairs rise to the half landing where a spacious bathroom is located with a basic white suite in need of updating, double glazed window to the rear and cupboard housing Worcester combination boiler.

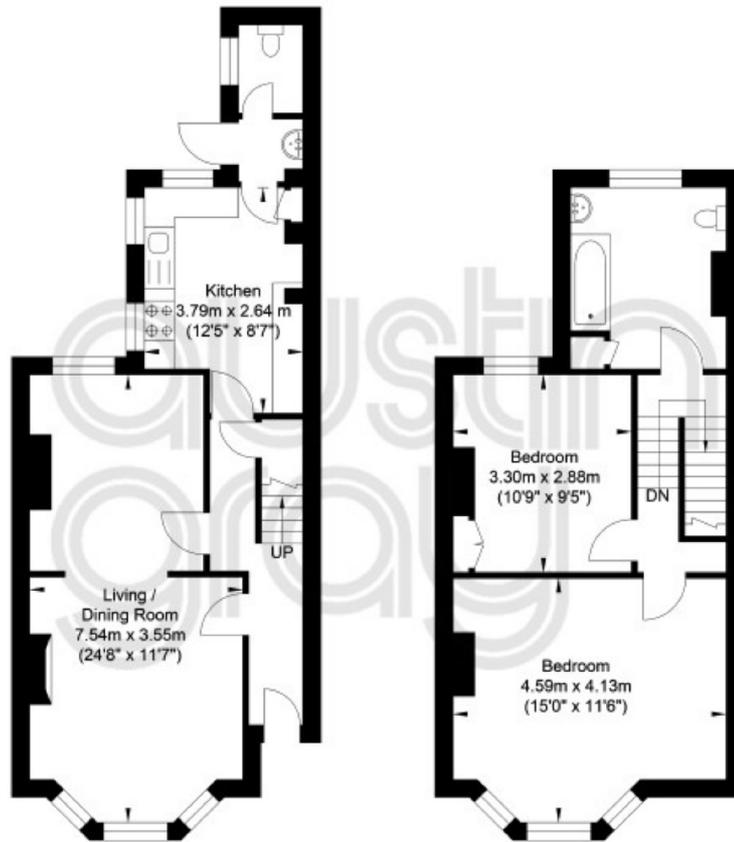
The first floor landing has access to roof space which provides the opportunity to create additional accommodation if required subject to any necessary consents and or permissions that may be required. There are two double bedrooms, the first is a large double with UPVC double glazed bay window to the front with radiator and the second has a double glazed window that overlooks the rear garden, radiator.

Small walled front garden.





# Montgomery Street, Hove



**Ground Floor**  
Approximate Floor Area  
459.29 sq ft  
(42.67 sq m)

**First Floor**  
Approximate Floor Area  
446.80 sq ft  
(40.51 sq m)

Approximate Gross Internal Area = 83.18 sq m / 895.34 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.  
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## Energy Performance Certificate

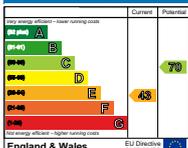


29, Montgomery Street  
HOVE  
BN3 5BF

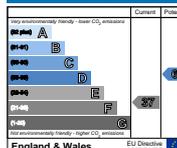
Dwelling type: Mid-terrace house  
Date of assessment: 19 May 2010  
Date of certificate: 19 May 2010  
Reference number: 0219-4205-0225-7360-0094  
Type of assessment: RdSAP, existing dwelling  
Total floor area: 83 m<sup>2</sup>

This home's performance is rated in terms of the energy use per square metre of floor area, energy efficiency based on fuel costs and environmental impact based on carbon dioxide (CO<sub>2</sub>) emissions.

### Energy Efficiency Rating



### Environmental Impact (CO<sub>2</sub>) Rating



The energy efficiency rating is a measure of the overall efficiency of a home. The higher the rating the more energy efficient the home is and the lower the fuel bills are likely to be.

The environmental impact rating is a measure of a home's impact on the environment in terms of carbon dioxide (CO<sub>2</sub>) emissions. The higher the rating the less impact it has on the environment.

### Estimated energy use, carbon dioxide (CO<sub>2</sub>) emissions and fuel costs of this home

	Current	Potential
Energy use	480 kWh/m <sup>2</sup> per year	244 kWh/m <sup>2</sup> per year
Carbon dioxide emissions	6.7 tonnes per year	3.4 tonnes per year
Lighting	£70 per year	£43 per year
Heating	£889 per year	£519 per year
Hot water	£249 per year	£111 per year

The figures in the table above have been provided to enable prospective buyers and tenants to compare the fuel costs and carbon emissions of one home with another. To enable this comparison the figures have been calculated using standardised running conditions (heating periods, room temperatures, etc.) that are the same for all homes, consequently they are unlikely to match an occupier's actual fuel bills and carbon emissions in practice. The figures do not include the impacts of the fuels used for cooking or running appliances, such as TV, fridge etc., nor do they reflect the costs associated with service, maintenance or safety inspections. Always check the certificate date because fuel prices can change over time and energy saving recommendations will evolve.

To see how this home can achieve its potential rating please see the recommended measures.



Remember to look for the energy saving recommended logo when buying energy-efficient products. It's a quick and easy way to identify the most energy-efficient products on the market. This EPC and recommendations report may be given to the Energy Saving Trust to provide you with information on improving your dwelling's energy performance.

Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

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