



## 109 MONTGOMERY STREET

HOVE, BN3 5BD

Fantastic ground floor apartment with shared rear garden. This superbly presented apartment benefits from bright and spacious accommodation comprising: lounge diner with south facing bay windows, separate kitchen, bathroom and double bedroom with fitted wardrobes. Additional benefits include plenty of storage and access to a shared garden directly from the kitchen, the perfect quiet spot for a table and chairs.

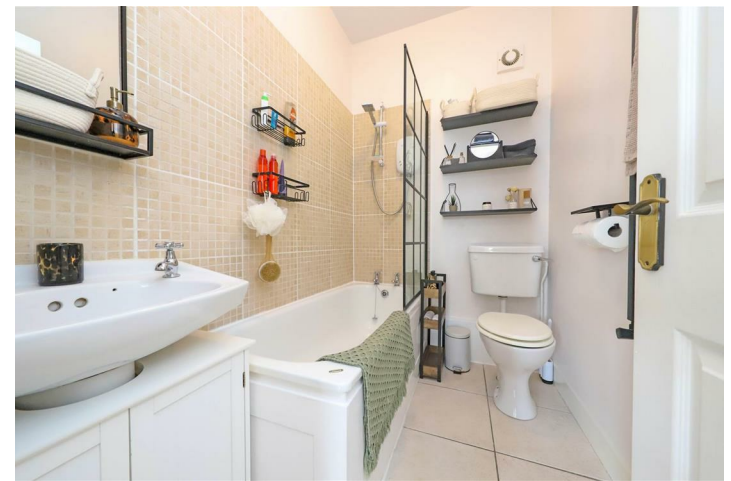
Poets Corner has quickly become one of the most sought after areas of the City and it is easy to see why. There are a range of popular shops, cafes and gastro pubs all within the immediate area whilst there is easy access into central Hove, the seafront and all the City has to offer. Hove mainline station with regular and direct links to London are close by.

The property comes part furnished.

# Nicholas James

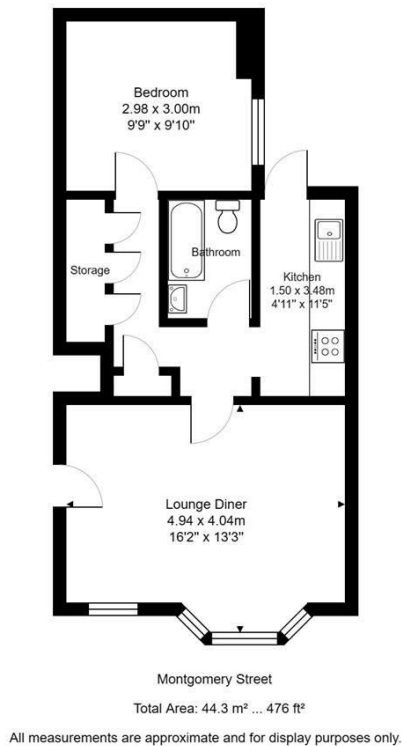
SALES LETTINGS AUCTIONS











Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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