



52 Warrenne Road

Hove, BN3 8EG

Offers In The Region Of £525,000



A DELIGHTFUL DETACHED BUNGALOW IN THE SOUGHT AFTER HANGLETON VALLEY AREA OF HOVE BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Situated between Hangleton Valley Drive and Meads Avenue. Local shopping facilities can be found in Hangleton Way and the local Sainsburys superstore is located within 1 mile, access to the A23/A27 is within 1 mile, bus services can be found in Hangleton Valley Drive.



FRONT DOOR

Feature double glazed front door with lead obscure glass upper panelling, fixed side panel to side of front door.

ENTRANCE LOBBY

Coved ceiling, telephone point, cupboard housing electric meter and fuse board, built in cloaks storage cupboard with shelving, part glazed door leading to

LOUNGE/DINER 24'8 x 11'2 (7.52m x 3.40m)

Triple aspect room with double glazed window overlooking front garden, double glazed window to side with obscure glass and double glazed sliding patio door providing access to garden, coved ceiling, two ceiling light points, T.V. aerial point, telephone point, two radiators, feature inset electric fireplace with remote control, wooden over mantle, part glazed door opening to

INNER HALLWAY

Coved ceiling, ceiling light point, radiator, laminate wood effect flooring, wall mounted digital central heating thermostat control, cupboard housing 'Worcester' gas combination boiler for heating and hot water as well as providing storage, hatch to loft space.

BEDROOM ONE 10'10 x 10'4 (3.30m x 3.15m)

Double glazed window overlooking rear garden, coved ceiling, ceiling light point, radiator, built in wardrobe providing hanging space and shelving with sliding doors two of which are mirror fronted.

BEDROOM TWO 12'2 x 8'0 (3.71m x 2.44m)

Double glazed window overlooking rear garden, coved ceiling, ceiling light point, radiator, built in wardrobe/ storage cupboard with shelving and louvre fronted door.

SHOWER ROOM 6'10 x 5'6 (2.08m x 1.68m)

(FORMERLY BATHROOM) Double glazed window with obscure glass, coved ceiling, ceiling light point, fully tiled walls with feature mosaic decorative tile, chrome ladder style radiator, laminate wood effect flooring, built in storage with over shelf, inset sink with mixer tap and pop up waste, storage cupboards under, low level W.C. with concealed cistern, glazed quadrant shower with double opening doors, wall mounted mains shower, wall mounted handrail.

KITCHEN 11'3 x 9'1 (3.43m x 2.77m)

Southerly aspect, double glazed window overlooking front garden, coved ceiling, recessed LED spotlights, fitted extensive range of eye level and bas units comprising of cupboards and drawers with oversized handles, bridging lighting surround, tiled splashbacks, high gloss roll edge worksurfaces, one and a half bowl sink and drainer unit with telescopic mixer tap, built in four plate electric hob with extractor hood over, separate eye level 'Hotpoint' electric fan assisted oven, space and plumbing for washing machine, further space for larder style fridge freezer, double glazed door providing access to

SIDE LOBBY

Covered enclosed side lobby with double glazed door with obscure glass upper panel to front, polycarbonate roof, power and light points, double glazed door with obscure glass upper panel providing access to garden.

OUTSIDE

REAR GARDEN 60 x 45 (18.29m x 13.72m)

In excess of 60ft x 45ft. Northerly aspect, landscaped to provide paved patio, side access to front of property, remainder of garden laid to lawn with well stocked and established tree and shrubs, garden shed, summerhouse, gazebo, small ornamental pond, rocky with various trees and plants.

DRIVEWAY

Shared driveway to garage.

ATTACHED GARAGE 15'4 x 7'3 (4.67m x 2.21m)

Attached garage with up and over door.

FRONT GARDEN

Slate stone, centralised path, numerous shrubs, path to front door, outside light and power points, water tap.

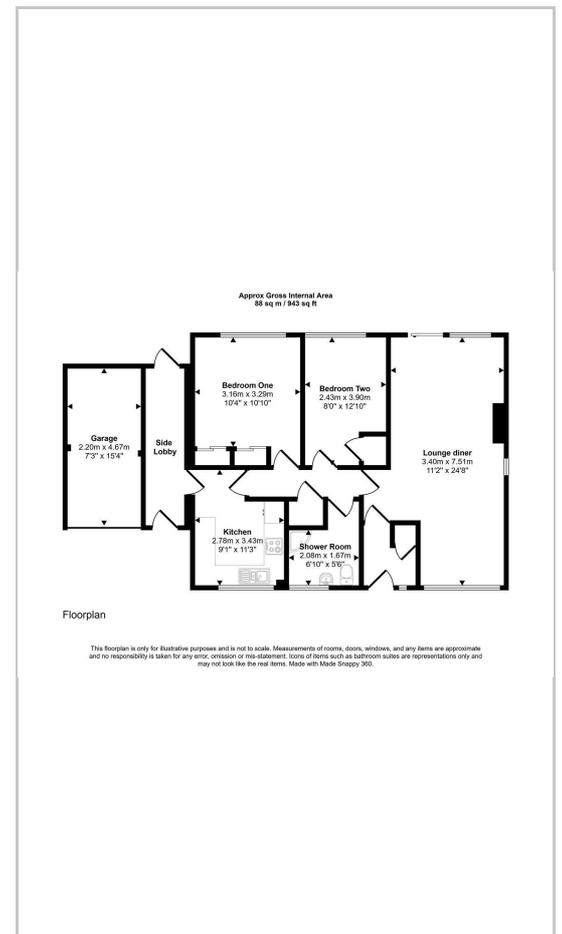
COUNCIL TAX

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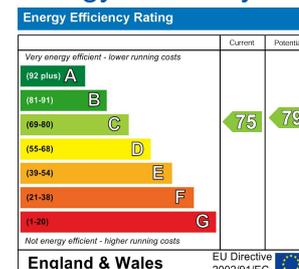
Area Map



Floor Plans



Energy Efficiency Graph



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