



9 Bellingham Crescent

Hove, BN3 7FA

Offers In The Region Of £400,000



A SEMI DETACHED HOUSE IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated between Wilfrid Road and Stapley Road. Sainsburys Superstore can be found in Old Shoreham Road a little over 1/2 a mile away and further shops can be located in Carlton Terrace and Boundary Road. Bus service provides access to most parts of town including the mainline railway stations. Portslade Station is nearby and the train journey to Brighton takes around 10 minutes. The property is also well situated for schools and other amenities.



FRONT DOOR

Double glazed front door leading to

ENTRANCE LOBBY

Ceiling light point, tiled flooring, electric meter cupboard, electric consumer unit.

LOUNGE 14'0 x 11'9 (4.27m x 3.58m)

Southerly aspect with double glazed window to front, feature decorative panelling to dado rail, ornate ceiling cornice, T.V aerial point, telephone point, feature fireplace, radiator, door to rear of room to

INNER HALLWAY

Understairs storage cupboard housing gas meter, double glazed door providing side access to garden.

SEPARATE W.C.

Coved ceiling, recessed spotlighting, double glazed window, fully tiled walls, tiled floor, radiator with thermostatic valve.

SHOWER ROOM 5'3 x 4'11 (1.60m x 1.50m)

Coved ceiling, double glazed window with obscure glass, recessed spotlighting, vanity unit with inset sink, mixer tap, storage cupboard under, glazed shower cubicle, wall mounted shower, oversized shower head, handheld body attachment, fully tiled walls and floor.

KITCHEN 8'11 x 8'2 (2.72m x 2.49m)

Fitted range of eye level and base units comprising of cupboards and drawers, recessed under cupboard lighting, high gloss roll edge work surfaces, tiled splashbacks, stainless steel one and a half bowl sink and drainer unit with telescopic mixer tap, built in four burner gas hob with electric oven under, extractor hood over, stainless steel back board, space for larder style fridge freezer, space and plumbing for dishwasher, coved ceiling, recessed spotlighting, wall mounted 'Worcester' gas combination boiler, double opening doors to

CONSERVATORY 13'7 x 12'1 (4.14m x 3.68m)

uPVC construction with occasional opening fan light windows, double opening doors providing access to garden, radiator, space and plumbing for washing machine.

STAIRS

From entrance lobby leading to

FIRST FLOOR LANDING

Hatch to loft space, radiator, double glazed window to side.

BEDROOM ONE 14'4 x 9'8 (4.37m x 2.95m)

Southerly aspect, part coved ceiling, ceiling rose, wood effect laminate flooring, radiator with thermostatic valve, recessed built in storage cupboard.

BEDROOM TWO 10'4 x 9'2 (3.15m x 2.79m)

Double glazed window overlooking rear garden, ceiling light point, wood effect laminate flooring, radiator with thermostatic valve.

BEDROOM THREE 7'11 x 7'3 (2.41m x 2.21m)

Double glazed window overlooking rear garden, ceiling light point, wood effect laminate flooring.

OUTSIDE

FRONT GARDEN

Brick block paving providing off street parking for two cars.

REAR GARDEN

Landscaped to provide paved patio, garden shed, side access to front of property, outside water tap, artificial grass lawn.

GARDEN CABIN 17'11 x 11'8 (5.46m x 3.56m)

Cabin to rear of garden with power and light points, wood effect laminate flooring, two windows, sliding patio door to front, clad front surround, outside lighting.

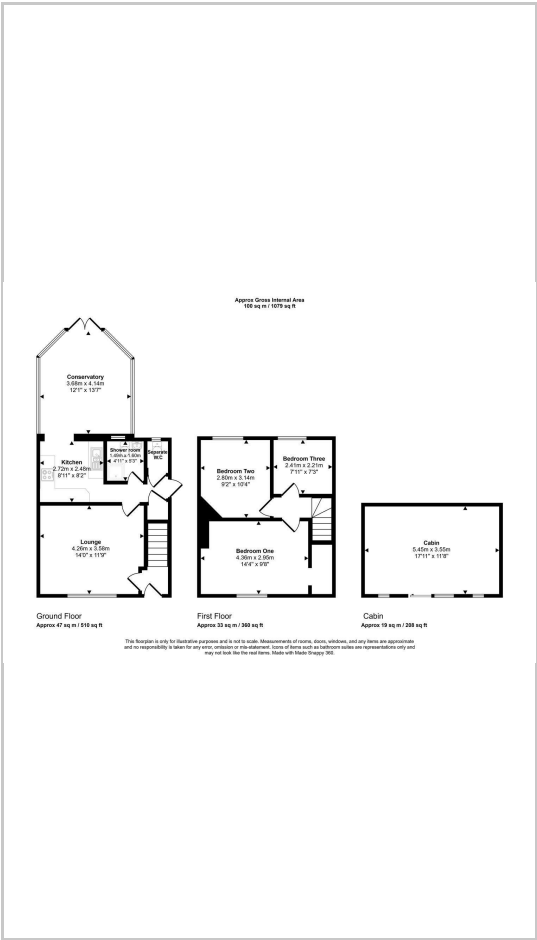
COUNCIL TAX

Band B

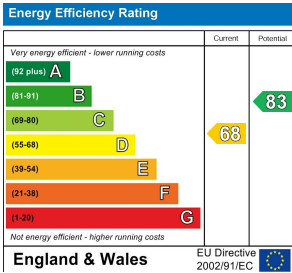
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.