



45 Gleton Avenue

Hove, BN3 8LN

Offers In Excess Of £550,000



A SEMI DETACHED HOUSE IN FAVOURED LOCATION BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Situated in Gleton Avenue between Dale View and Northease Drive. Buses can be found in West Way and Northease Drive providing access to most parts of town and mainline railway stations with their commuter links to London. Local shopping can be found at the nearby Grenadier shopping parade as well as Towns corner. Local facilities, doctors, dentist and library can be found close by. The property is also well situated for schools.



CANOPIED ENTRANCE

Open canopied entrance.

FRONT DOOR

uPVC part glazed front door opening into

ENTRANCE HALLWAY

Wood effect laminate flooring, radiator with thermostatic valve, recessed spotighting, coved ceiling, understairs cupboard, utility cupboard with plumbing and space for washing machine and tumble dryer.

KITCHEN 10'5 x 6'2 (3.18m x 1.88m)

Wood effect laminate flooring, fitted range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, tall cupboard with shelving also housing 'Glow-worm' combination boiler, 'Lamona' electric hob, extractor over, single oven under, further half depth work surface with cupboards and drawers under, ceramic sink and drainer unit, chrome taps, space for tall appliance, fixed pane window to the side of the property, double glazed windows and door to the rear of the property.

LOUNGE/DINER

DINING AREA 11'0 x 10'6 (3.35m x 3.20m)

Wood effect laminate flooring, coved ceiling, ceiling light point, double glazed window to the rear, radiator, archway through to

LOUNGE AREA 11'8 x 11'6 (3.56m x 3.51m)

Wood effect laminate flooring, ceiling light point, coved ceiling, fireplace with hearth, wooden mantle, T.V. aerial point, telephone point, double glazed window to the front.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING

Hatch to loft space, recessed spotighting, coved ceiling.

BEDROOM ONE 11'9 x 8'8 (3.58m x 2.64m)

Wood effect laminate flooring, ceiling light point, built in wardrobes, double glazed window to the front with radiator beneath.

BEDROOM TWO 10'8 x 10'6 (3.25m x 3.20m)

Wood effect laminate flooring, coved ceiling, ceiling light point, double glazed window to the rear with distant sea views, radiator beneath.

BEDROOM THREE 7'6 x 5'10 (2.29m x 1.78m)

Wood effect laminate flooring, double glazed window to the front, ceiling light point, radiator with thermostatic valve.

BATHROOM 8'7 x 7'6 (2.62m x 2.29m)

Panelled bath with chrome fittings, shower over, low level W.C. vanity unit with inset sink, mirror over, radiator towel rail, ceramic tiled floor to ceiling, extractor fan.

OUTSIDE

REAR GARDEN

Deck terrace with steps down to further decking levels, lawn, mature flower beds and trees including olive tree to rear, storage space.

GARDEN STUDIO 20'3 x 12'7 (6.17m x 3.84m)

Wood effect laminate flooring, two ceiling light points, double glazed windows to the rear and side. Shower room within is tiled floor to dado level, double sized electric shower with glass screen, light point, low level W.C. vanity unit with inset sink, double glazed window to the front. (Plumbing and electrics in situ if a kitchenette were to be installed later).

FRONT GARDEN

Laid to brick block hardstand providing off street parking, plant border, dwarf wall.

DRIVEWAY

Shared driveway.

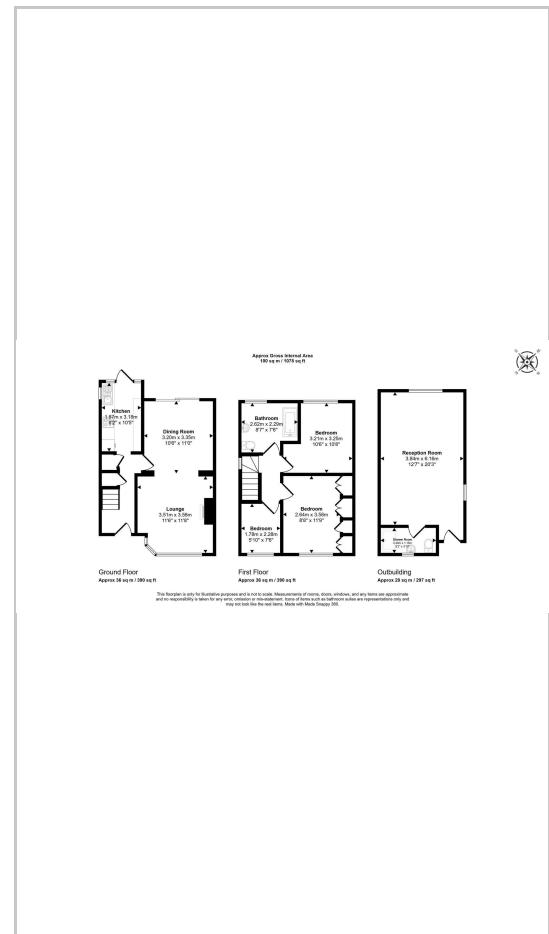
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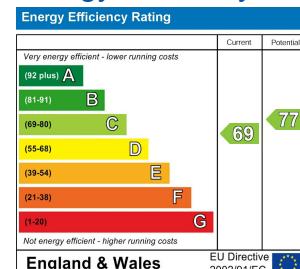
Area Map



Floor Plans



Energy Efficiency Graph



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