



## 99 Elm Drive

Hove, BN3 7JA

Offers In Excess Of £500,000



A WELL PRESENTED EXTENDED SEMI DETACHED FAMILY HOME IN FAVOURED CONVENIENT LOCATION

Situated in Elm Drive between Rowan Avenue and Holmes Avenue with local shopping facilities in Elm Drive and Hangleton Road. The property is well positioned for local Schools and general amenities. Bus services pass by providing access to most parts of town including the mainline railway stations with their commuter links to London



## PORCH

Enclosed entrance porch with lead double glazed windows with fan light window, double opening casement doors to front, tiled flooring, ceiling light point.

## FRONT DOOR

Feature wooden door with coloured glass upper panel leading to

## ENTRANCE HALLWAY

2 x ceiling light points, double glazed window to side, radiator, engineered oak wooden flooring, telephone point, under stairs storage cupboard housing electric and gas meters, electric consumer unit, further cloaks storage.

## LOUNGE/DINING ROOM 23'4 x 11'11 (7.11m x 3.63m)

Narrowing to 11ft in dining section.

## LOUNGE

South westerly aspect with double glazed bay window to front with fitted Thomas Sanderson shutters, ceiling light point, engineered oak flooring, T.V aerial point, feature fireplace with wooden surround and fitted gas fire.

## DINING AREA

Engineered oak flooring, ceiling light point, radiator, double glazed sliding patio door leading to

## CONSERVATORY 8'10 x 8'2 (2.69m x 2.49m)

UPVC construction with clear glass roof, obscure glass to side, window and sliding patio door providing access to garden, trickle vents to windows, engineered oak flooring, feature radiator, power points, door providing access to

## KITCHEN 16'6 x 7'10 (5.03m x 2.39m)

Dual aspect room with double glazed window to side with obscure glass, double glazed window over looking rear garden, sky light providing borrowed light. Fitted with an extensive range of eye level and base units comprising of cupboards and drawers, wood block square edge work surfaces, tiled splash backs, stainless steel single drainer sink unit with mixer tap, wall mounted 'Worcester' gas combination boiler for heating and hot water, recessed spot lighting, recessed under cupboard lighting, space and plumbing for washing machine, further space for for other appliances, display cabinets, corner display shelving, tiled flooring, space for range cooker with feature extractor canopy over.

## STAIRS

From entrance hallway, with spindles to handrail, leading to

## FIRST FLOOR LANDING

Feature ariel double glazed window to side with obscure glass, ceiling light point, hatch to loft space with fitted ladder, loft being boarded with light.

## BEDROOM ONE 10'11 x 10'5 (3.33m x 3.18m)

Double glazed window over looking rear garden as well as offering views across West Blatchington. Coved ceiling, ceiling light point, laminate wood flooring, radiator, extensive fitted range of built in wardrobes providing hanging space and shelving, also incorporating chest of drawers.

## BEDROOM TWO 10'3 x 10'2 (3.12m x 3.10m)

South westerly aspect with double glazed window to front with lead design, coved ceiling, ceiling light, laminate wood flooring, radiator.

## BEDROOM THREE 7'7 x 7'0 (2.31m x 2.13m)

South westerly aspect with double glazed window to front with lead design, ceiling light point, radiator.

## BATHROOM

Being fitted with white suite comprising of low level W.C, pedestal wash hand basin, hot and cold taps, panelled bath with telephone style mixer tap and shower attachment, feature wall mounted mains shower with over sized shower head, double glazed window with obscure glass, recessed spot lighting, chrome ladder style radiator, tiled flooring, built in storage cupboard, part tiled walls.

## OUTSIDE

## FRONT GARDEN

Being laid to car hard stand providing off street parking for several cars.

## DRIVEWAY

Shared driveway, gate providing access to rear garden.

## REAR GARDEN

Approximately 95ft in length. Being landscaped to provide numerous trees and shrubs, centralised shingle path, feature pond with shingle stone surround, paved patio area, external electric power socket and lighting, pathway leading to rear section-secret garden, southerly aspect with paved patio area, centralised lawn with shrub borders with numerous trees and shrubs.

## DUNSTER HOUSE CABIN & SIDE STORE 17'5 x 11'0 (5.31m x 3.35m)

Timber construction with double glazed windows to front, insulated roof and floor, natural ventilation, power and light points, bar area, external guttering connected to independent water butts. Timber storage tool shed with light point and electric consumer unit, also with emergency lighting if power failure.

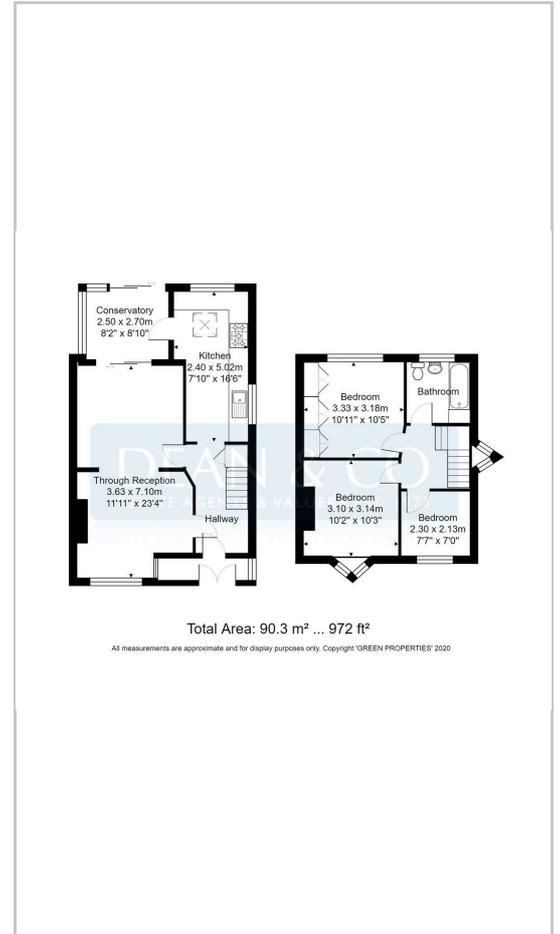
## COUNCIL TAX

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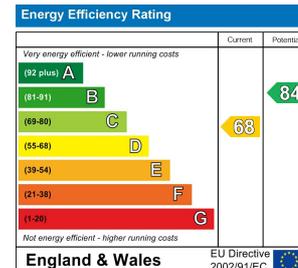
## Area Map



## Floor Plans



## Energy Efficiency Graph



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