



## 4 Poplar Avenue

Hove, BN3 8PX

Offers In The Region Of £600,000



A CONVENIENTLY LOCATED, WELL PRESENTED EXTENDED SEMI DETACHED FAMILY HOUSE CLOSE TO AMENITIES AND BEING SOLD WITH NO ONWARD CHAIN.

Situated between Poplar Avenue and West Way. Local shopping facilities are available within 100 yards as well as doctors, dentist, library, etc. Buses pass by providing access to most parts of town including the mainline railway stations with their links to London. The property is also conveniently located for local schools and parks.



### ENTRANCE PORCH

Double glazed front door, arched double glazed over window with lead criss-cross design, light point, tiled flooring.

### INNER FRONT DOOR

Double glazed door with double glazed side panel with lead criss-cross design and obscure glass, over window with criss-cross design opening into

### ENTRANCE HALLWAY

Ceiling light point, picture rail, laminate wood effect flooring, telephone point, wall mounted central heating thermostat control, under stairs storage cupboards housing gas meter, radiator with thermostatic valve.

### THROUGH LOUNGE/DINING ROOM 25'7 x 12'7 max (7.80m x 3.84m max)

Narrowing to 11' in dining section

### LOUNGE

Southerly aspect with double glazed bay window to front with lead criss-cross design, coved ceiling, picture rail, ceiling light point, laminate wood effect flooring, radiator with thermostatic valve, tv aerial point, telephone point, feature 'Adams' wood fire surround with granite style insert and hearth, fitted flame effect electric fire. Archway leading to

### DINING ROOM

Coved ceiling, ceiling light point, picture rail, radiator with thermostatic valve, laminate wood effect flooring, two fixed 3/4 length double glazed panels with criss-cross design with centralised double glazed casement doors leading to

### CONSERVATORY 12'1 x 8'10 (3.68m x 2.69m)

With uPVC tinted pitched roof with electric opening fan light window, roof fanlight, ceramic tiled flooring, power and light points, radiator, double glazed windows with opening fan light windows and double opening casement doors to garden.

### KITCHEN 11'5 x 7'4 (3.48m x 2.24m)

With double glazed window to side and double glazed door to garden with lead criss-cross design and obscure glass. Coved ceiling, ceiling light point, laminate wood effect flooring. Fitted range of eye level and base units comprising of cupboards and drawers with chrome handles, recessed under cupboard lighting, square edged work surfaces, built in 'Neff' 4 burner gas hob, with extractor over and 'Neff' fan assisted electric oven under, extractor canopy over, tiled splash backs, space and plumbing for dishwasher and washing machine, space for larder style fridge/freezer, stainless steel single drainer sink unit with mixer tap, wall mounted 'Vaillant' gas combination boiler for heating and hot water. Radiator with thermostatic valve, under stairs storage cupboard housing electric consumer unit and electric meter also providing storage space.

### STAIRS

With spindles to hand rail leading to

### FIRST FLOOR LANDING

Feature oversized double glazed window to side with lead and coloured pattern design. Hard wired smoke detector, ceiling light point, picture rail, laminate wood effect flooring.

### BEDROOM TWO 12'8 x 11'8 (3.86m x 3.56m)

Southerly aspect with double glazed bay window over looking front garden with lead criss-cross design, ceiling light point, picture rail, radiator with thermostatic valve, laminate wood effect flooring, T.V aerial point, telephone point, 2 double built in wardrobes with mirror fronted doors providing hanging space and shelving, built in desk under bay window with storage cupboard's both sides, further single built in storage cupboard with hanging rail and shelving.

### BEDROOM THREE 12'4 x 11'5 (3.76m x 3.48m)

Double glazed window overlooking rear garden, ceiling light point, picture rail, laminate wood effect flooring, radiator with thermostatic valve, single built in wardrobe with hanging rail and over shelf.

### BEDROOM FOUR 6'11 x 6'7 (2.11m x 2.01m)

Southerly aspect with lead criss-cross design double glazed window overlooking front garden, radiator with thermostatic valve, ceiling light point, picture rail, laminate effect wood flooring.

### SHOWER ROOM ( FORMERLY BATHROOM) 7'8 x 6'7 (2.34m x 2.01m)

Dual aspect room with 2 double glazed windows with lead criss-cross design with obscure glass, recessed spotlighting, coved ceiling, fully tiled walls, tiled flooring, chrome ladder style radiator, extensive range of built in storage cupboards incorporating bridging unit with inset lighting over wall mounted mirror, inset sink with mixer tap and pop up waste and storage cupboards under, low level W.C. with concealed cistern and over shelf, oversized walk in shower with fixed screen, wall mounted mains shower with aqua boarding surround.

### STAIRS

From first floor landing, spindles to handrail, leading to

### SECOND FLOOR LANDING

Hardwired smoke detector, ceiling light point.

### BEDROOM ONE 18'8 x 12'1 (5.69m x 3.68m)

Dual aspect with feature character part sloping ceilings to front with two 'Velux' windows with fitted blackout blinds, double glazed windows with centralised casement doors with decorative glass balcony, handrail over offering roof top views, laminate wood effect flooring, recessed spotlighting, recessed storage area to eaves storage.

### SHOWER AREA 8'5 x 6'8 (2.57m x 2.03m)

Offset open plan shower area with feature dual sinks with mixer tap and pop up waste, pull out drawers under, wall mounted mirror over, walk-in shower with fixed shower screen, oversized shower head, hand held body attachment, wall mounted controls, tiled flooring, feature tiling to walls, low level W.C. with concealed cistern, wall mounted flush, extractor fan, recessed spotlighting, ladder style radiator.

### OUTSIDE

### FRONT GARDEN

Landscaped with shingle stone with numerous mature trees and shrubs, brick block pathway leading to front porch, brick block paving providing off street parking, shrub tree surround.

### DETACHED GARAGE 18'0 x 9'4 (5.49m x 2.84m)

Maximum internal measurements. Up and over door, service door to rear, power and lighting, double glazed window to rear.

### REAR GARDEN

Approximately in excess of 50ft. Brick block paved patio, returning with pathway to provide access to garage and gate to front of property, outside water tap, shrub borders, artificial grass with shrub and tree borders, garden shed.

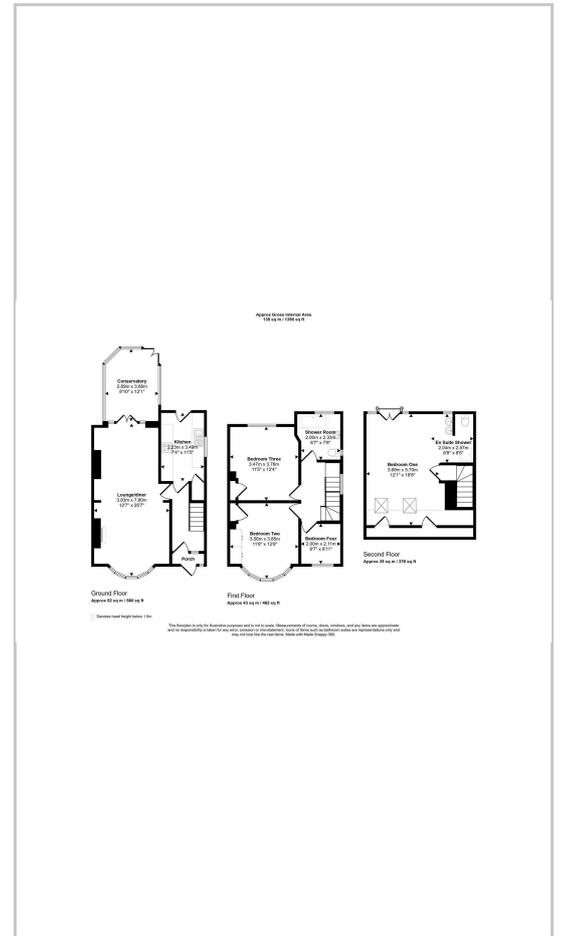
### COUNCIL TAX

Band D

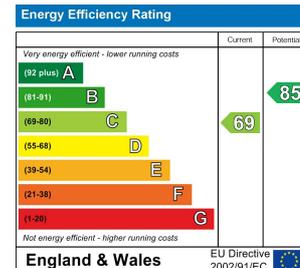
## Area Map



## Floor Plans



## Energy Efficiency Graph



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