



31 Gleton Avenue

Hove, BN3 8LN

Offers In Excess Of £375,000



A SEMI DETACHED BUNGALOW 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.



SIDE ENTRANCE

Step up to covered entrance.

FRONT DOOR

Part glazed uPVC door opening into

ENTRANCE HALLWAY

'L' shaped hallway, wood effect lino flooring, ceiling light point, coved ceiling, smoke detector, wall mounted radiator, wall mounted controls for central heating, hatch providing access to loft space.

BEDROOM TWO 8'4 x 9'2 (2.54m x 2.79m)

Double glazed window to the front of the property with radiator beneath, coved ceiling, ceiling light point.

BEDROOM ONE 10'3 x 15'1 (3.12m x 4.60m)

Double glazed window to the front of the property, radiator beneath with thermostatic valve, ceiling light point, picture rail, T.V aerial point, telephone point.

SEPARATE W.C.

Low level W.C. double glazed window with obscure glass to the side of the property, coved ceiling, centralised ceiling light point, water meter.

SHOWER ROOM (FORMERLY BATHROOM) 5'6 x 6'9 (1.68m x 2.06m)

Double walk in shower, electric 'Bristan' shower, vanity unit with storage, inset sink, chrome fittings, mirror over, tiled floor to ceiling, airing cupboard housing 'Glow-worm' combination boiler, radiator towel rail, double glazed window with obscure glass to the side of the property.

LOUNGE 10'2 x 13'9 (3.10m x 4.19m)

Centralised ceiling light point, coved ceiling, fireplace with hearth, gas feature fire, radiator, double glazed sliding doors to the rear of the property opening onto garden.

KITCHEN 8'3 x 9'9 (2.51m x 2.97m)

Located to the rear of the property. Fitted a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, single electric oven, electric hob, extractor over, double glazed window to the side, space and plumbing for washing machine, space for under counter fridge freezer, tall cupboard used as a pantry also housing electric meter, electric RCD board, recessed spot lighting, coved ceiling, radiator with thermostatic valve, floor laid with lino, door to

LOGGIA

uPVC construction, steps down to garden.

OUTSIDE

DRIVEWAY

Shared driveway leading to

GARAGE

Double opening doors, power and light.

REAR GARDEN

Small deck terrace with step down to lawn, mature planting, flower beds, side gate to shared drive.

FRONT GARDEN

Dwarf wall surround, slate shingles, paving with planting.

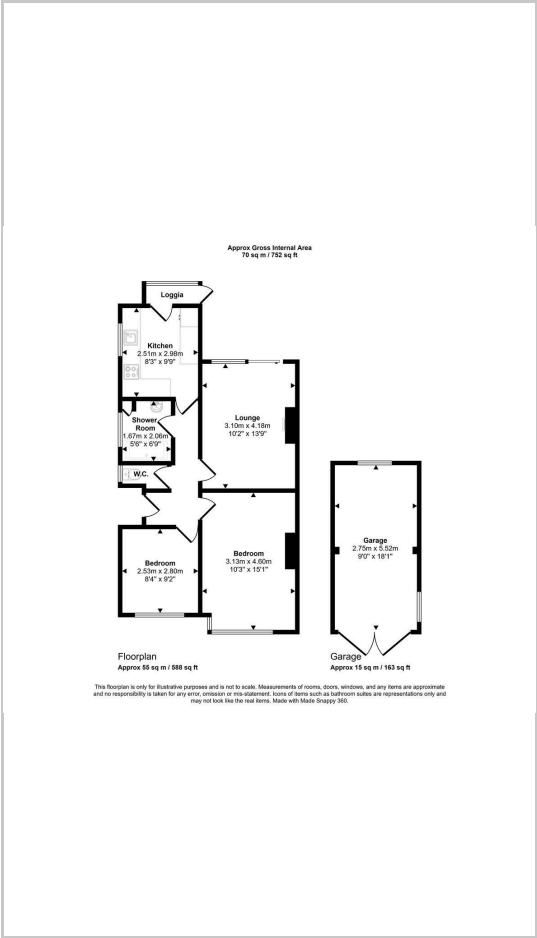
COUNCIL TAX

Band C

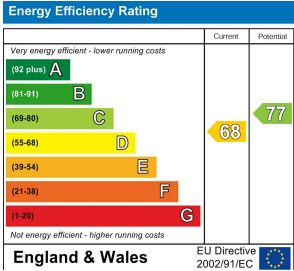
Area Map



Floor Plans



Energy Efficiency Graph



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