



25 Dale View

Hove, BN3 8LA

Offers In Excess Of £450,000



A DELIGHTFUL WELL PRESENTED EXTENDED SEMI DETACHED BUNGALOW IN FAVOURED LOCATION

Situated between West Way and Hangleton Way. Local and extensive shopping facilities are available at the nearby Grenadier shopping parade as well as offering numerous amenities including library, doctors and dentists. Buses pass by in West Way providing access to most parts of town, including the mainline railway stations with their commuter links to London. The property is also well positioned for numerous local schools.



CANOPIED ENTRANCE

FRONT DOOR

Part glazed front door into

ENTRANCE HALLWAY

Entrance coir mat, ceiling light point, coved ceiling, hatch to loft space, radiator, arch through to.

KITCHEN 10'2 x 7'5 (3.10m x 2.26m)

Fitted with an extensive range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, integrated fridge freezer, integrated dishwasher, single electric oven, five ring gas burner hob, extractor over, stainless steel one and a half bowl sink and drainer unit with mixer tap, space and plumbing for washing machine, ceiling light point, floor laid with lino tiles, double glazed window to the front of the property with lead criss-cross design.

LOUNGE / DINER

LOUNGE AREA 14'4 x 10'10 (4.37m x 3.30m)

Wood burner, tiled hearth, T.V aerial point, telephone point, radiator with thermostatic valve, double glazed window with lead criss-cross design to the front of the property, coved ceiling, ceiling light point.

DINING AREA 12'6 x 10'11 (3.81m x 3.33m)

Coved ceiling, ceiling light point, radiator with thermostatic valve, double glazed tilt and slide doors to the rear of the property, stairs to first floor.

SHOWER ROOM 7'5 x 5'10 (2.26m x 1.78m)

Fitted with fully tiled large walk in shower cubicle, riser rail with chrome rainfall style shower head, separate handheld attachment, concealed W.C. cistern unit with shelf, vanity inset wash hand basin with chrome mixer tap, radiator towel rail, floor laid with lino, recessed spotlighting, double glazed window with obscure glass with lead criss-cross design to the side of the property.

BEDROOM ONE 11'2 x 9'2 (3.40m x 2.79m)

Ceiling light point, radiator, built in storage unit with sectioned spaces and hanging rails, space for bed with decorative arch over, coved ceiling, double glazed window with lead criss-cross design to the rear of the property.

STAIRS

From dining room, wooden handrail leading to

FIRST FLOOR LANDING

Cupboard providing shelving and hanging.

BEDROOM TWO 8'9 x 8'0 (2.67m x 2.44m)

Ceiling light point, radiator, double glazed window with lead criss-cross design to the rear of the property with views to garden.

BEDROOM THREE 10'8 x 8'6 (3.25m x 2.59m)

Ceiling light point, double glazed window with lead criss-cross design to the front of the property.

OUTSIDE

REAR GARDEN

Landscaped to provide patio, steps down to lawn, further patio, mature shrubs and flower beds, raised seating area with inset circular patio and shingle surround, garden shed, side access with gate to the front of the property, water butts, water tap, gas meter box, enclosed by fencing.

FRONT GARDEN

Path to front door and to side access to rear garden, lawn, flower bed borders, dwarf wall.

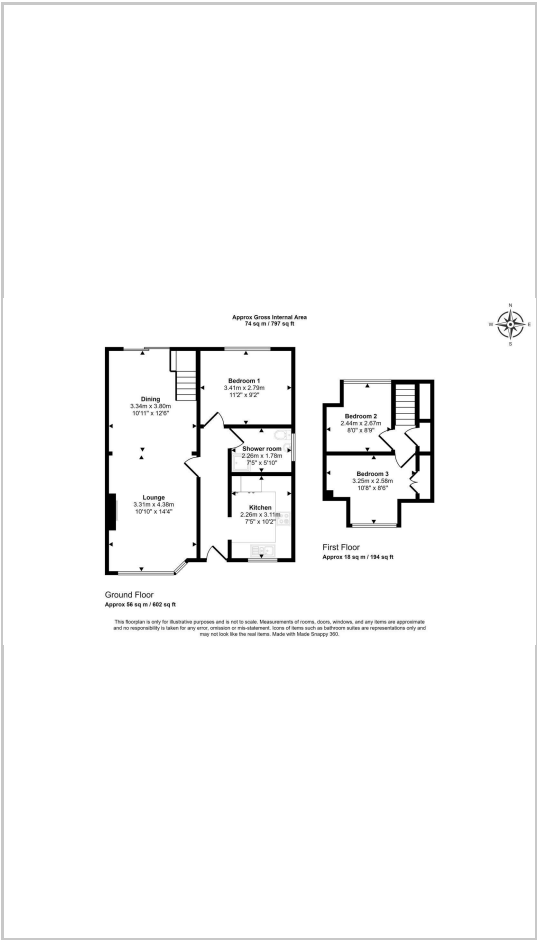
COUNCIL TAX

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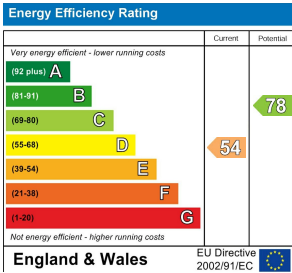
Area Map



Floor Plans



Energy Efficiency Graph



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