



30a Downland Drive

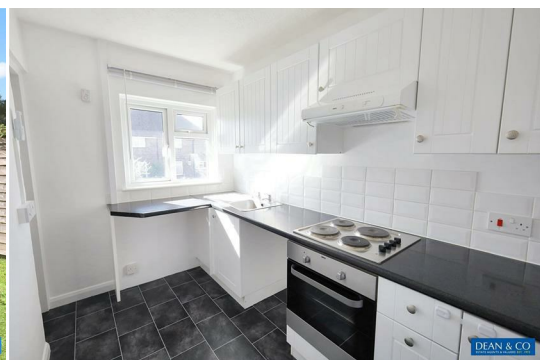
Hove, BN3 8GJ

Offers In The Region Of £280,000



A NEWLY REDECORATED AND CARPETED, TWO BEDROOM FIRST FLOOR FLAT WITH PRIVATE STREET ENTRANCE IN A CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated between Burwash Road and Poynings Drive with local shopping facilities to be found in Burwash Road and Hangleton Way. Bus service is available from Poynings Drive providing access to most parts of town, including mainline railway stations with their commuter links to London.



PRIVATE STREET ENTRANCE

Steps up to front door, open porchway, light point, double glazed front door leading to:

ENTRANCE LOBBY

Double glazed window to side, cat flap to front, built in storage/cloaks cupboards housing electric meter and Electric consumer unit. Stairs leading to first floor.

LANDING

Ceiling light point, double glazed window to side, radiator with thermostatic valve, hatch to loft space, radiator, 2 x built in storage cupboards.

LOUNGE 11'2 x 14'5 (3.40m x 4.39m)

South/westerly aspect with double glazed window overlooking gardens to rear, coved ceiling, ceiling light point, radiator with thermostatic valve, tv aerial point, telephone point, feature fire place with fitted electric fire remote control fire.

KITCHEN 6'0 x 10'9 (1.83m x 3.28m)

South/westerly aspect with double glazed window overlooking gardens to rear. Ceiling light point. Fitted extensive range of eye level and base units comprising of cupboards and drawers, high gloss roll edge work surfaces, tiled splash backs, stainless steel single drainer sink unit with hot and cold taps, built in 4 plate electric hob with extractor hood over and electric oven under, space and plumbing for washing machine, further space for other appliances, recess storage cupboard housing 'Glow worm' gas combination boiler for heating and hot water digital remote control.

BEDROOM ONE 13'0 x 10'2 (3.96m x 3.10m)

With double glazed window to front, radiator with thermostatic valve, ceiling light point, picture rail, telephone point, extensive range of built in wardrobes providing hanging space and shelving including drawers with mirror fronted doors to centre.

BEDROOM TWO 7'10 x 10'8 (2.39m x 3.25m)

With double glazed window to front, radiator with thermostatic valve, ceiling light point, built in wardrobe with hanging rail and shelving.

BATHROOM 5'0 x 6'9 (1.52m x 2.06m)

Fitted with white suite comprising of low level w.c, pedestal wash hand basin with mixer tap, panelled bath with mixer tap and shower attachment, radiator with thermostatic valve, double glazed window with obscure glass, part tiled walls, ceiling light point and extractor vent.

OUTSIDE

REAR GARDEN 32' (9.75m)

South/westerly aspect, being laid to lawn with occasional shrub. 2 x concrete storage cupboards, accessed via communal pathway.

OUTGOING

Service Charge £34 per month

Ground Rent: Nil

Lease: A new lease will be issued on completion, new lease will be in the region of 180 years

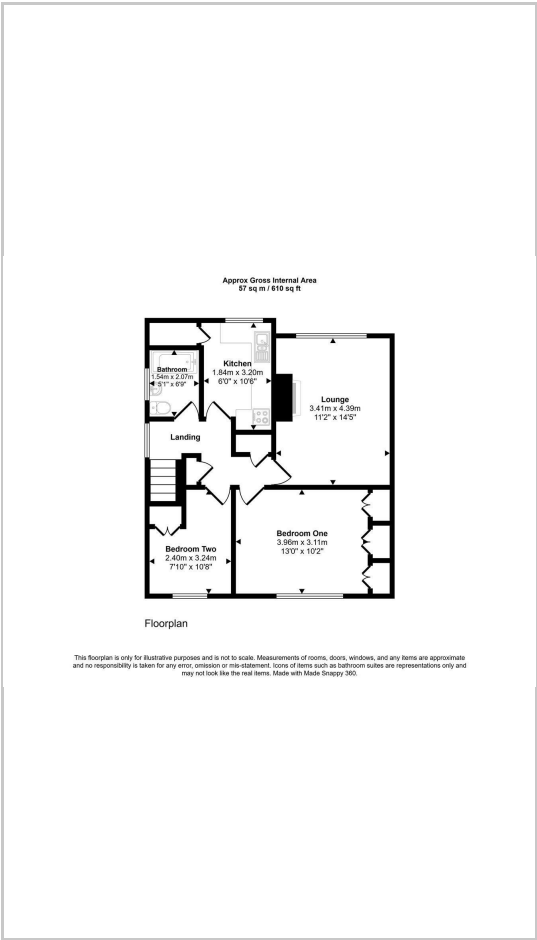
COUNCIL TAX

Band B

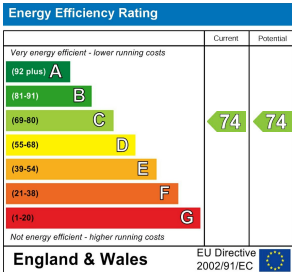
Area Map



Floor Plans



Energy Efficiency Graph



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