



## 4 Meads Avenue

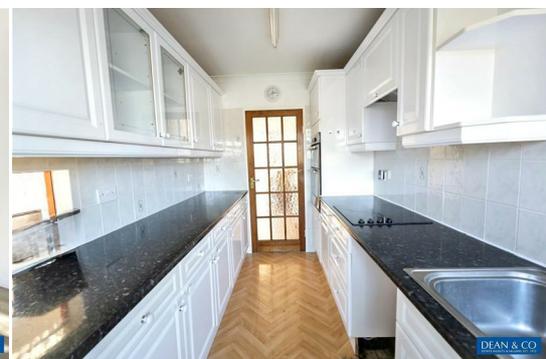
Hove, BN3 8EE

Offers In Excess Of £475,000



A DETACHED BUNGALOW IN THE FAVOURED HANGLETON VALLEY AREA OF HOVE, BEING OFFERED WITH NO ONWARD CHAIN.

Situated off Hangleton Valley Drive with local shopping facilities available in Hangleton Way. Local bus route providing access to most parts of town, including the mainline railway stations with its commuter links to London. Open green space and can be found at nearby Greenleas Park or a local bridlepath is situated in Meads Avenue providing access to walks across the wonderful South Downs. The property is also well situated for local amenities such as doctors, dentist and Sainsburys Superstore as well as convenient access to A23/A27.



### SIDE ENTRANCE PORCH

Double glazed porch with centralised door, tiled flooring, light point.

### INNER FRONT DOOR

Part glazed wooden front door opening into

### ENTRANCE HALLWAY

'L' shaped hallway with two wall light points, central ceiling light point, coved ceiling, hatch to loft space, radiator, telephone point, wall mounted central heating thermostatic control, cupboard housing electric consumer unit and electric meter, further cupboard housing gas combination boiler for heating and hot water, separate built in storage cupboard with power point, slatted shelving storage.

### LOUNGE 20'10 x 10'11 (6.35m x 3.33m)

Southerly aspect with double glazed bay window overlooking rear garden, tiled window sill, coved ceiling, two ceiling light points, wall light point, T.V. aerial point, telephone point, two radiators, feature tiled fireplace.

### KITCHEN 10'10 x 6'10 (3.30m x 2.08m)

Easterly aspect with double glazed window offering extensive views across Hangleton Valley to St Helens Church, double glazed door providing side access to property, coved ceiling, ceiling light point, fitted high gloss fronted range of eye level and base units comprising of cupboards and drawers, high gloss roll edge work surfaces, tiled splashbacks, stainless steel single drainer sink unit with mixer tap, corner display shelving, built in 'Indesit' electric hob, 'Hotpoint' eye level double oven and grill with storage over and under, space and plumbing for washing machine, further space for larder style fridge freezer.

### BEDROOM ONE 10'10 x 8'10 (3.30m x 2.69m)

Double glazed window overlooking front garden as well as offering views to the South Downs, ceiling light point, ceiling rose, coved ceiling, radiator, built in two double wardrobes and one single providing hanging space and shelving with centralised mirror fronted door.

### BEDROOM TWO 10'10 x 9'6 (3.30m x 2.90m)

Double glazed window looking onto front garden offering views to the South Downs, coved ceiling, ceiling light point, ceiling rose, radiator, built in wardrobe with hanging rail and storage, shelf.

### BEDROOM THREE 10'10 x 7'10 (3.30m x 2.39m)

Easterly aspect with double glazed window offering views across Hangleton Valley to St Helens Church, coved ceiling, ceiling light point, two wall light points, radiator.

### SHOWER ROOM 5'9 x 4'8 (1.75m x 1.42m)

Ceiling light point, double glazed window with obscure glass, part tiled walls, radiator, vanity unit with inset wash hand basin with mixer tap, pop up waste, storage under, glazed shower enclosure, wall mounted mains shower, aqua board surround.

### SEPARATE W.C.

Double glazed window with obscure glass, coved ceiling, ceiling light point, low level W.C. half tiled walls.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn with small hedgerow to rear, brick block pathway, paved patio path to front.

#### PRIVATE DRIVEWAY

Brick block paved providing off street parking and access to

### GARAGE 16'6 x 8'2 (5.03m x 2.49m)

Detached garage with up and over door, power and lighting, double glazed window to rear.

#### REAR SIDE GARDEN

Laid to brick block patio, outside lighting.

### REAR GARDEN 75' x 38' (22.86m x 11.58m)

Approximately 75ft in length by 38ft in width. Good sized paved patio terrace, step down to lawn with shrub borders, southerly aspect.

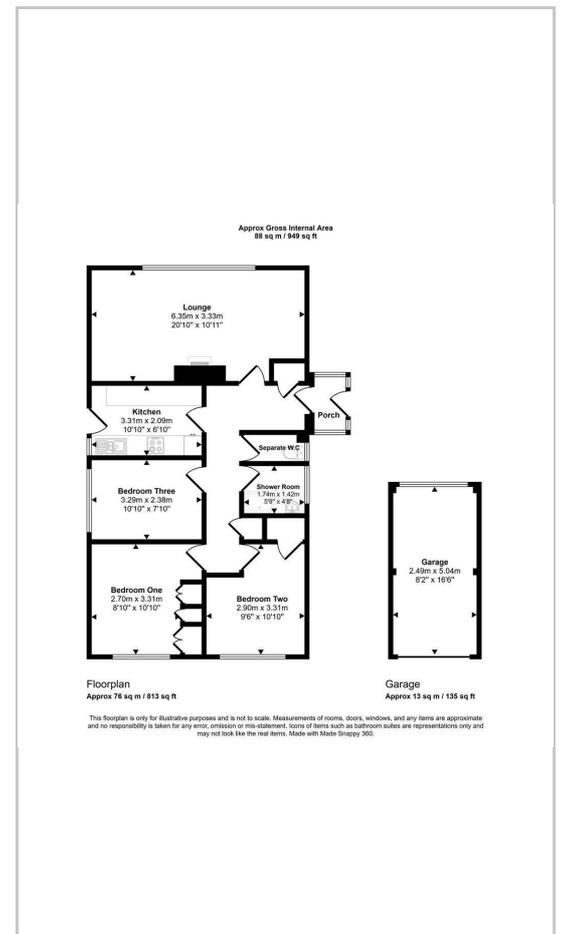
### COUNCIL TAX

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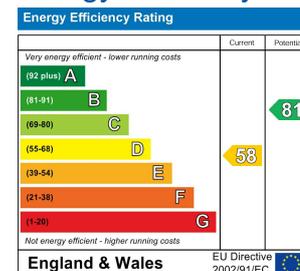
## Area Map



## Floor Plans



## Energy Efficiency Graph



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