



37 Lynchets Crescent

Hove, BN3 8EL

Offers In The Region Of £475,000



A DETACHED BUNGALOW SITUATED IN A FAVOURED LOCATION BEING SOLD WITH NO ONWARD CHAIN

Situated between Downsview and Broad Rig Avenue. The property offers the best of both worlds - a peaceful retreat from the hustle and bustle, yet within easy reach of local amenities and schools. The popular Hangleton Manor pub and restaurant is a short walk away and for those wanting to stretch their legs further, walks across The South Downs or the nearby golf course await. Local shopping facilities are located in Hangleton Way, as well as bus service to most parts of town, including the mainline railway stations with their commuter links to London. More extensive shopping facilities can be found in either Boundary Road or Hove town centre while Sainsburys Superstore is 1 mile away.



SIDE ENTRANCE

FRONT DOOR

Double glazed front door with obscure glass opening to

ENTRANCE HALLWAY

Two ceiling light points, radiator, cupboard housing electric fuse board and meter, cloaks storage cupboard with hanging rail and shelving also housing gas meter, hatch to loft space with fitted ladder.

LOUNGE 14'2 x 12'6 (4.32m x 3.81m)

Westerly aspect with double glazed window overlooking front garden as well as offering views to downland and Foredown Tower, coved ceiling, ceiling light point, four wall light points, radiator with thermostatic valve, T.V aerial point, feature fireplace with wooden fire surround, briquette insert with fitted gas fire, telephone point.

DINING ROOM/ BEDROOM THREE 12'5 x 11'11 (3.78m x 3.63m)

Easterly aspect with coved ceiling, two ceiling light points, two radiators with thermostatic valves, double glazed sliding patio door to

CONSERVATORY 24'3 x 7'6 (7.39m x 2.29m)

Single glazed with opening vent windows and sliding doors to garden, further sliding door to side, tiled flooring, shelving and work bench, wall light point and power point.

KITCHEN 12'4 x 8'11 (3.76m x 2.72m)

Dual aspect to the north and east with two double glazed windows, double glazed door providing access to conservatory, coved ceiling, two ceiling light points, fitted range of eye level and base units comprising of cupboards and drawers, part display cabinets, tiled square edge work surfaces, half tiled walls, corner display shelving, stainless steel one and a half bowl sink and drainer unit with mixer tap, free standing washing machine, free standing dishwasher, free standing larder style fridge freezer, built in 'AEG' eye level double oven and grill with storage over and under, separate built in 4 burner gas hob with feature extractor canopy over, larder cupboard housing 'Vaillant' gas combination boiler for heating and hot water as well as providing storage.

BEDROOM ONE 11'7 x 9'10 (3.53m x 3.00m)

Westerly aspect with double glazed window overlooking front garden as well as offering views to downland and Foredown Tower, coved ceiling, ceiling light point, radiator with thermostatic valve, T.V aerial point, built in wardrobe with hanging rail and shelving, further built in mirror fronted wardrobe with sliding doors with hanging rail and shelving units.

BEDROOM TWO 8'9 x 8'6 (2.67m x 2.59m)

Northerly aspect with double glazed window to side, coved ceiling, ceiling light point, radiator with thermostatic valve, built in double wardrobe providing hanging space and shelving.

BATHROOM 9'7 x 8'5 (2.92m x 2.57m)

Double glazed window with obscure glass, ceiling light point, low level W.C. panelled bath with offset mixer tap and bath filler with pop up waste, pedestal wash hand basin with offset mixer tap and pop up waste, separate shower cubicle with tiled surround, glazed opening door, radiator with thermostatic valve, fully tiled walls.

SEPARATE W.C.

Additional low level W.C. corner wash basin with mixer tap and pop up waste, tiled walls, ceiling light point and borrowed light from bathroom.

OUTSIDE

FRONT GARDEN

Laid to lawn with well stocked and established plant borders, crazy paved pathway leading to front door.

PRIVATE DRIVEWAY

Crazy paved driveway providing off street parking leading to

TANDEM GARAGE 34'10 x 8'3 (10.62m x 2.51m)

Internal measurements. Door width 6'10". Electric controlled up and over door, internal power and lighting, further internal up and over door separating two areas. Rear section of garage has power and lighting, double glazed window and service door to side.

REAR GARDEN

Easterly aspect. Crazy paved path, outside water tap, gate providing access to front of property, double glazed window shed/ conservatory with double glazed door opening to rear of garage. Remainder of garden landscaped with lawn with well stocked and established shrub borders, shingle stone pathway, raised planter leading to rear seating area, further side access leading to front of property.

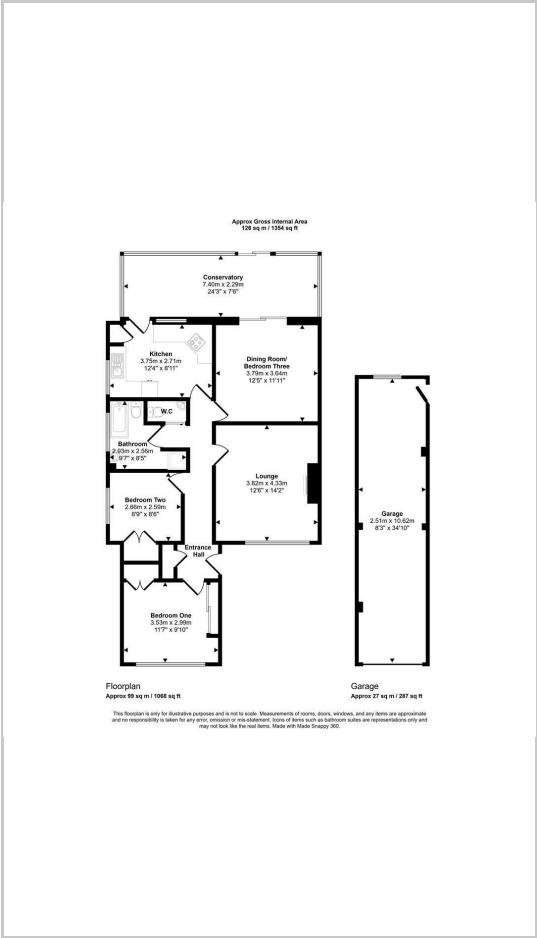
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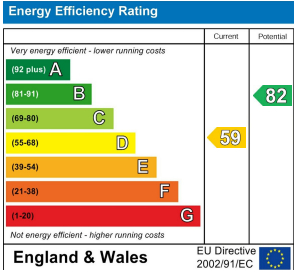
Area Map



Floor Plans



Energy Efficiency Graph



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