



## 72 Elm Drive

Hove, BN3 7JJ

Offers In The Region Of £500,000



AN EXTENDED MID TERRACE FAMILY HOME IN FAVOURED CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN

Situated between Rowan Avenue and Maple Gardens with local shopping facilities available at the nearby Grenadier shopping parade. Bus services pass by providing access to most parts of town including the mainline railway stations with their commuter links to London (Aldrington station approximately 1 mile away). The house is well situated for local schools, shops, doctors and dentist.



## CANOPIED ENTRANCE

## FRONT DOOR

uPVC part double glazed front door opening into

## ENTRANCE HALLWAY

Wood effect laminate flooring, ceiling light point, radiator, under stairs cupboard with gas and electric meters.

## UTILITY/CLOAKROOM 6'5 x 4'1 (1.96m x 1.24m)

Lino flooring, recessed spotlighting, low level W.C. pedestal wash hand basin with chrome taps, space and plumbing for washing machine, space for tumble dryer, over work surface, extractor fan, fitted cupboard.

## DINING AREA

Opening through to extended kitchen. Wood effect laminate flooring, fitted with built in cupboards to both side of chimney breast, ceiling light point, mains operated smoke detector, radiator, opening through to

## LOUNGE 12'0 x 12'5 (3.66m x 3.78m)

Carpeted, tiled fireplace with hearth, wooden mantle, ceiling light point, T.V. aerial point, telephone point, double glazed window to the front of the property with radiator beneath.

## KITCHEN

Wood effect laminate flooring, fitted with a range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, island with cupboards and drawers under which can be used as a breakfast bar integrated fridge freezer, integrated dishwasher, 'AEG' electric hob and oven with extractor over, stainless steel one and a half bowl sink with drainer and mixer tap, cupboard housing 'Ideal' combination boiler, three 'Velux' windows, recessed spotlighting, two pendant downlights, double glazed window to the rear of the property, double glazed casement doors opening to deck and rear garden.

## STAIRS

From entrance hallway leading to

## FIRST FLOOR LANDING

Ceiling light point, hatch to loft space.

## BEDROOM ONE 10'1 x 10'3 (3.07m x 3.12m)

Feature oriel window, radiator beneath, ceiling light point, two built in wardrobes with drawers beneath either side of the chimney breast.

## BEDROOM TWO 10'11 x 10'3 (3.33m x 3.12m)

Ceiling light point, double glazed window to the rear, radiator beneath, two fitted wardrobes with drawers beneath either side of chimney breast.

## BEDROOM THREE 7'5 x 6'11 (2.26m x 2.11m)

Ceiling light point, radiator, double glazed window.

## BATHROOM 6'5 x 6'2 (1.96m x 1.88m)

Fitted with 'L' shaped bath, centralised mixer tap/filler, rainfall style shower over with handheld rinser attachment, part tiled walls with feature mosaic style tile, lino flooring, recessed spotlighting, vanity unit with high gloss front cupboards under, inset wash hand basin with mixer tap/filler, low level W.C. concealed cistern, tall radiator towel rail, fitted mirror, extractor fan, double glazed window with obscure glass to the rear of the property.

## OUTSIDE

### FRONT GARDEN

Laid to car hardstand providing off street parking for two cars.

### REAR GARDEN

South westerly aspect. Deck with step to lawn, mature planted shrub borders, mature tree, outside tap and lighting, electric power source, fence surround with gate access to the cemetery.

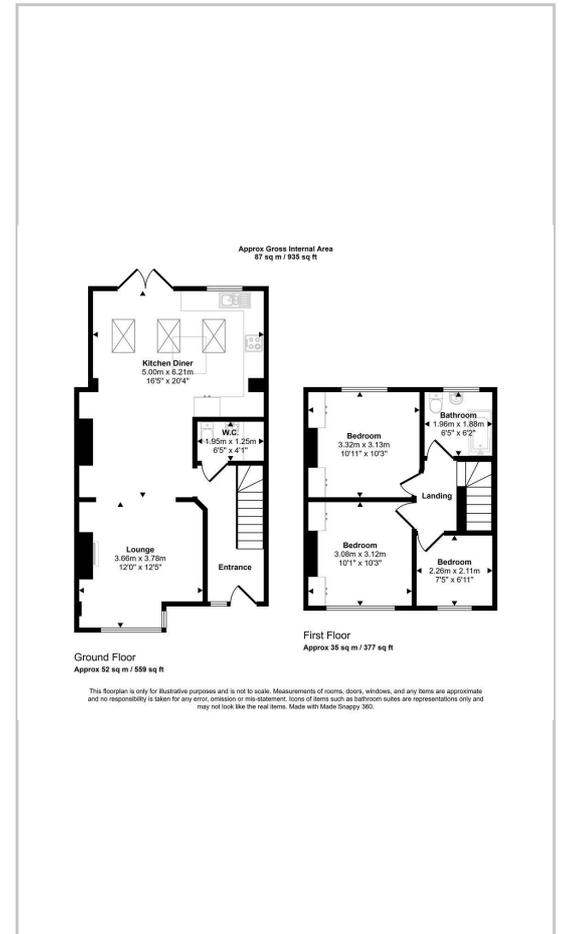
## COUNCIL TAX

Band C

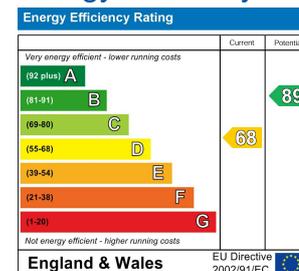
## Area Map



## Floor Plans



## Energy Efficiency Graph



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