



60 Dale View

Hove, BN3 8LB

Offers In Excess Of £410,000



A 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.



COVERED APPROACH

Wooden front door with glazed upper panels leading to:

ENTRANCE HALL

Ceiling light point, radiator, wall mounted central heating thermostat control, hatch to loft space with fitted ladder.

LOUNGE 10'9 x 14'7 (3.28m x 4.45m)

Single glazed bay window overlooking front garden, coved ceiling, ceiling light point, radiator, T.v arial point, feature stone fireplace and hearth, telephone point. Built TV and shelving unit.

KITCHEN 7'0 x 11'6 (2.13m x 3.51m)

Dual aspect with single glazed window to front, double glazed window looking into car port with fitted extractor and double glazed door providing access to garden. Coved ceiling, ceiling light point. Fitted range of high gloss fronted eye level and base units comprising of cupboards and drawers, tiled splash backs, roll edge work surfaces, stainless steel single sink and drainer unit with mixer tap, under storage housing gas meter, space and plumbing for washing machine, further space for freestanding cooker. Under counter space for fridge and freezer, wall mounted 'Ideal logic' gas combination boiler for heating and hot water, cupboard housing electric fuse board and electric meter as well as providing storage.

BEDROOM ONE 10'9 x 12'6 (3.28m x 3.81m)

Southerly aspect with double glazed window overlooking rear garden, coved ceiling, ceiling light point, radiator, extensive built in range of wardrobes with hanging space and shelving, bridging storage over.

BEDROOM TWO 11'2 9'4 (3.40m 2.84m)

Southerly aspect with double glazed window overlooking rear garden, coved ceiling and ceiling light point, radiator.

BATHROOM 7'1 x 5'10 (2.16m x 1.78m)

White suite comprising low level w.c, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps and wall mounted electric 'Triton' shower over, radiator, fully tiled walls, mirror tiling to one side, double glazed window with obscure glass. Airing cupboard housing radiator and shelving.

OUTSIDE

FRONT GARDEN

Laid to lawn with well stocked shrub borders, steps up to front door.

PRIVATE DRIVEWAY

Providing off street parking leading to double gates and CAR PORT.

REAR GARDEN 75' (22.86m)

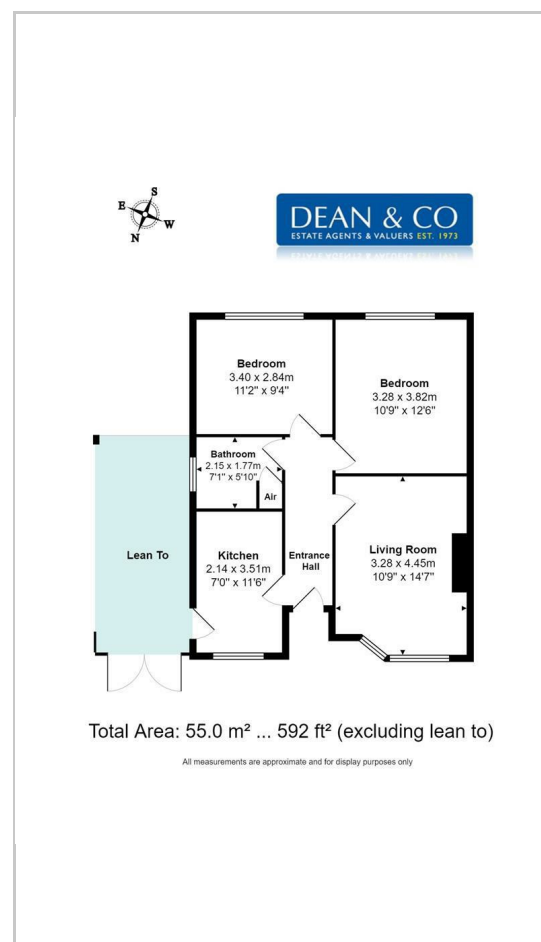
Southerly aspect. In excess of 75' in length. Outside water tap, crazy paved patio area, garden shed, steps up to centre tier with further patio and lawn and well stocked shrub borders, 2 steps up to top tier being laid to lawn with established trees and shrubs.

COUNCIL TAX BAND C

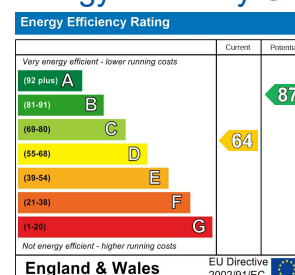
Area Map



Floor Plans



Energy Efficiency Graph



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