



29 Marmion Road

Hove, BN3 5FS

Offers In The Region Of £700,000



AN EXTENDED WELL PRESENTED TERRACED HOUSE IN A POPULAR CENTRAL LOCATION CLOSE TO AMENITIES.

Situated off Portland Road between School Road and Mainstone Road. Local shopping facilities are available in Portland Road or a little further away at Blatchington Road & George Street. Nearby is Stoneham Park with children's playground & West Hove Infants School - currently rated outstanding in the five judgement criteria is close by. There are a number of popular pubs and restaurants locally including the George Payne Community Pub & The Stoneham Pub & Restaurant.



CANOPIED ENTRANCE

Covered open entrance porch.

FRONT DOOR

Composite double glazed front door with glazed upper panel opening into

ENTRANCE HALLWAY

Fixed double glazed window with obscure glass to side of front door, light point, recessed spot lighting, hardwired smoke detector, wall mounted central heating thermostat control, radiator, built in storage cupboard, understairs storage cupboard housing gas, electric meters and consumer unit as well as providing storage.

LOUNGE 14'4 x 13'7 (4.37m x 4.14m)

Southerly aspect with double glazed bay window overlooking front garden with fitted shutters, feature ornate ceiling cornice, ceiling light point, smoke detector, radiator with decorative cover, feature tiled open fireplace with wooden surround, T.V aerial point.

KITCHEN/DINER 20'4 x 12'0 (6.20m x 3.66m)

KITCHEN AREA

Range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, one and a half bowl enamel sink and drainer unit with mixer tap, integrated dishwasher, space and plumbing for washing machine, space for range cooker, tiled splashbacks, space for larder style fridge freezer, recessed spotlighting, hardwired smoke detector, double glazed window looking through loggia into garden.

DINING AREA

Two ceiling light points, radiator with thermostatic valve, built in storage with eye level and base units with display cupboards, bridging storage, plate rack, pull out drawers and wine rack, fitted corner seat with storage under, double glazed sliding patio door providing access to

LOGGIA 13'6 x 3'7 (4.11m x 1.09m)

Single glazed with door providing access to garden. Utility cupboard housing space and plumbing for washing machine as well as storage. Door to:

CLOAK ROOM

Fully tiled walls and floor, double glazed window with obscure glass, low level W.C. vanity unit with inset sink, mixer tap and pop up waste, built in storage under, electric rail heater, ceiling light point.

STAIRS

Spindles to handrail, leading to

FIRST FLOOR LANDING

Recessed LED spotlighting, hardwired smoke detector.

BEDROOM ONE 14'8 x 11'2 (4.47m x 3.40m)

Southerly aspect with double glazed bay window to front with fitted shutters, radiator with thermostatic valve, T.V aerial point, feature fireplace with tiled insert, two built in wall hung bedside shelving with fitted drawers.

BEDROOM TWO 12'0 x 11'7 (3.66m x 3.53m)

Double glazed window overlooking rear garden, coved ceiling, ceiling light point, radiator with thermostatic valve, built in double wardrobe with storage cupboard over, feature fireplace.

BEDROOM FIVE 8'7 x 7'11 (2.62m x 2.41m)

Double glazed window to front with southerly aspect, ceiling light point, radiator with thermostatic valve.

BATHROOM 8'8 x 8'4 (2.64m x 2.54m)

Fitted with white low level W.C. feature vanity unit with mixer tap, pop up waste, inset sink, storage cupboard under, further feature claw foot bath with centralised mixer tap, pop up waste, wall mounted mains shower with oversized shower head, separate handheld body attachment, circular ring shower curtain, cupboard housing 'Worcester' gas combination boiler for heating and hot water, double glazed window with obscure glass, ceiling light point, chrome ladder style radiator.

STAIRS

From landing leading to

SECOND FLOOR LANDING

'Velux' window providing borrowed light to hallway.

BEDROOM THREE 9'10 x 8'11 (3.00m x 2.72m)

'Velux' window with fitted blackout blind to rear, recessed LED spotlighting, hardwired smoke detector, radiator with thermostatic valve, built in wardrobe, eaves storage cupboard, part character sloping ceiling.

BEDROOM FOUR 18'8 x 6'8 (5.69m x 2.03m)

Southerly aspect with two double glazed 'Velux' windows with fitted blackout blinds, two eaves storage cupboards, recessed LED spotlighting, hardwired smoke detector, built in storage cupboards, recessed storage/dressing area, radiator with thermostatic valve, part character sloping ceiling.

SHOWER ROOM 6'4 x 5'9 (1.93m x 1.75m)

Fitted with double glazed 'Velux' window, recessed LED spotlighting, extractor fan, ladder style radiator, built in storage comprising of low level W.C. with concealed cistern, inset sink with mixer tap and pop up waste and storage cupboard under and surface over, tiled splashback, corner glazed shower enclosure with fully tiled surround, wall mounted electric shower with oversized shower head and separate hand held body attachment.

OUTSIDE

FRONT GARDEN

Southerly aspect laid to crazy paved patio, shrub border, path to front door.

REAR GARDEN

Landscaped to provide concrete patio area, artificial grass, raised planters with numerous trees and shrubs, path to raised patio terrace, garden shed, outside water tap.

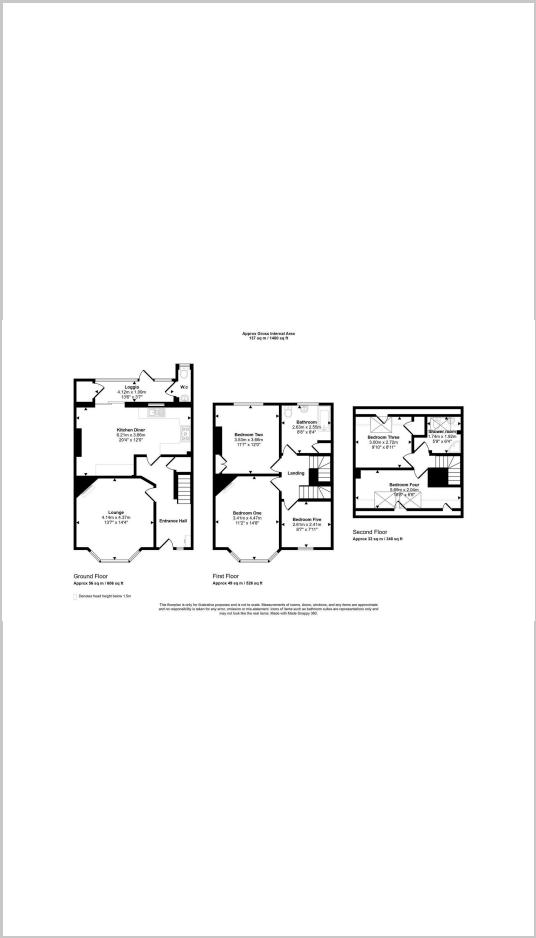
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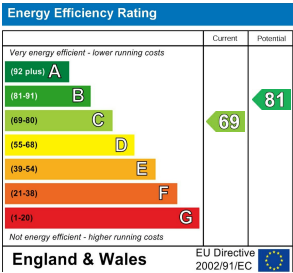
Area Map



Floor Plans



Energy Efficiency Graph



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