



73 Northease Drive

Hove, BN3 8PP

Offers In The Region Of £525,000



A DETACHED FAMILY HOUSE IN CONVENIENT LOCATION BEING OFFERED FOR SALE WITH NO ONWARD CHAIN

Situated between Spencer Avenue and Sherbourne Road. Buses pass by in nearby Sherbourne Road or Poplar Avenue providing access to most parts of town and mainline railway stations with their commuter links to London. Local shops can be found in Hangleton Way and at the Grenadier shopping parade. The property is well situated for local doctors, dentists, schools as well as downland walks.



CANOPIED ENTRANCE

Feature double arch canopied entrance porch.

FRONT DOOR

Part glazed uPVC front door opening into

ENTRANCE HALLWAY

Feature arch shaped fixed pane window with obscure glass to the front of the property, ceiling light point, radiator with thermostatic valve, understairs cupboard housing gas and electric meters, electric fuse board, solar panel meter

CLOAK ROOM

Fitted with low level W.C, raised cistern, centralised ceiling light point, corner wash hand basin, tiled splash back, double glazed window with obscure glass, floor laid with Lino.

LOUNGE 13'5 x 12'8 (4.09m x 3.86m)

Double glazed bay window to the front of the property, coved ceiling, picture rail, granite style fireplace and hearth, T.V aerial point, telephone point, radiator with thermostatic valve.

DINING ROOM 11'10 x 11'0 (3.61m x 3.35m)

Floor laid with wood effect laminate flooring, picture rail, radiator with thermostatic valve, centralised ceiling light point, uPVC casement doors opening to

CONSERVATORY 10'2 x 9'3 (3.10m x 2.82m)

Part brick built uPVC construction with pitched polycarbonate roof, fitted blinds, opening windows and sliding door opening to garden, floor laid with wood effect laminate flooring, hatch to storage beneath the conservatory.

KITCHEN 10'2 x 7'10 (3.10m x 2.39m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, pull out larder and spice rack, roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, 'Neff' double electric oven, 'Neff' four ring gas hob, extractor over, space and plumbing for washing machine, integrated dishwasher, kick board heater, cupboard housing 'Glow-worm' boiler, space for tall appliance, floor laid with Lino tiles, centralised ceiling light point, spotlight, double glazed window to the rear of the property, double glazed door with cat flap opening to the side of the property.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING

Double glazed window with obscure glass to the side of the property, hatch to loft space.

BATHROOM 7'3 x 6'8 (2.21m x 2.03m)

Fitted with low level W.C, pedestal wash hand basin, mixer tap, bath with mixer tap and shower attachment, part tiled walls floor to ceiling, centralised ceiling light point, double glazed window with obscure glass to the front of the property, radiator towel rail, mirror fronted cabinet.

BEDROOM ONE 14'3 x 12'6 (4.34m x 3.81m)

Double glazed bay window to the front of the property, ceiling light point, radiator.

BEDROOM TWO 11'9 x 11'3 (3.58m x 3.43m)

Double glazed window overlooking the rear garden with views to The Downs, radiator, ceiling light point.

BEDROOM THREE 10'4 x 7'9 (3.15m x 2.36m)

Character sloping ceiling, ceiling light point, radiator, airing cupboard with immersion tank, shelving over, double glazed window to the rear of the property overlooking garden and distant views towards The Downs.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders, dwarf wall surround.

PRIVATE DRIVEWAY

Part concrete driveway providing off street parking leading to metal gates opening to

GARAGE 14'8 x 8'7 (4.47m x 2.62m)

Electric up and over door, power & light points, work bench with storage, single glazed window.

REAR GARDEN

North westerly aspect. Accessed from steps down from conservatory or side door to driveway, small patio area, lawn, mature shrub borders, concrete path and stepping stones, summer house with casement doors, power and lighting, greenhouse, fence surround.

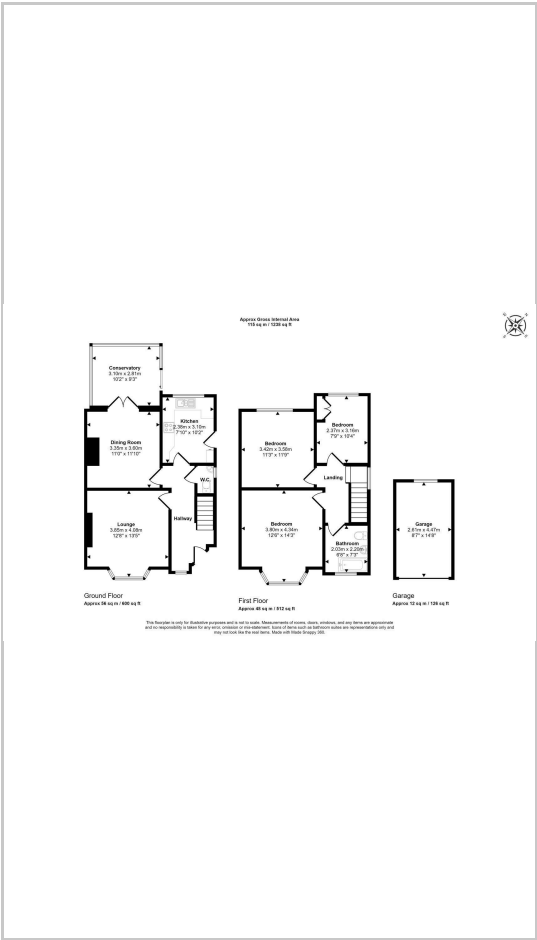
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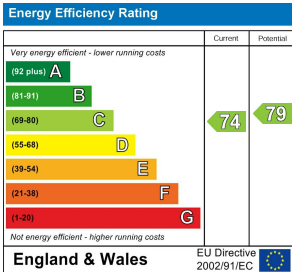
Area Map



Floor Plans



Energy Efficiency Graph



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