



96 Sherbourne Road

Hove, BN3 8BG

Offers In The Region Of £375,000



AN END OF TERRACE FAMILY HOME SITUATED IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in Sherbourne Road between Spencer Avenue and Poplar Avenue with local shopping available in Hangleton Way. Bus service provides access to most parts of town including the mainline railway station with its commuter links to London. The property is also well situated for local Schools, Doctors, Dentist as well as other general amenities.



COVERED ENTRANCE

Steps up to double glazed door into

ENTRANCE HALLWAY

Laid with carpet, double glazed window to the side of the property, pendant light fitting radiator with thermostatic valve, door into

LOUNGE 12' 3 x 14'6 (3.66m 0.91m x 4.42m)

Laid with carpet, double glazed window to the front of the property, radiator with thermostatic valve, T.V. and telephone point, wall mounted controls for central heating, a further radiator. opening into

DINING AREA 7'7 x 8'5 (2.31m x 2.57m)

Continuation of the same carpet, double glazed window over looking the garden, radiator beneath with thermostatic valve, understairs cupboard housing meters and electric board (installed 2020), door into

KITCHEN 7'5 x 8'6 (2.26m x 2.59m)

Laid with ceramic tiles, roll top worksurfaces, stainless steel sink and drainer, mixer tap over, cupboards and drawers, space and plumbing for washing machine, space for under counter fridge, integrated freezer, double oven, electric hob over, extractor over, wall mounted Worchester Bosch combi boiler (installed 2020), centralised light fitting, radiator with thermostatic valve, double glazed window and door to the rear, providing access to garden.

STAIRS

Banister, leading to

FIRST FLOOR LANDING

Double glazed window to the side of the property, pendant light fitting, hatch providing access to loft space, mains operated smoke detector.

BATHROOM 6'3 x 5'5 (1.91m x 1.65m)

Laid with tiles, floor to ceiling, panelled bath with chrome fittings, electric shower over, pedestal sink with chrome fittings, low level WC, mirrored cabinet, shaver point, radiator, double glazed window obscured glass to the rear of the property.

BEDROOM TWO 8'10 x 9'4 (2.69m x 2.84m)

Laid with carpet, double glazed window to the rear, radiator beneath, light fittings, fitted corner cupboard.

BEDROOM ONE 8'9 x 13'11 (2.67m x 4.24m)

Laid with carpet, light fitting, double glazed window to the front with sea views, radiator beneath with thermostatic valve, 3 built in wardrobes with hanging and shelving.

BEDROOM THREE 6'2 x 10'3 (1.88m x 3.12m)

Laid with carpet, light fitting, double glazed window to the front with sea views, radiator beneath with thermostatic valve, built in storage.

OUTSIDE

FRONT GARDEN

Laid to lawn and crazy paving, dwarf wall surround.

REAR GARDEN

Laid with lawn and crazy paving, mature planting, side and rear gate.

GARAGE 8'2 x 15'6 (2.49m x 4.72m)

Accessed via drive into compound, parking in front, up and over door.

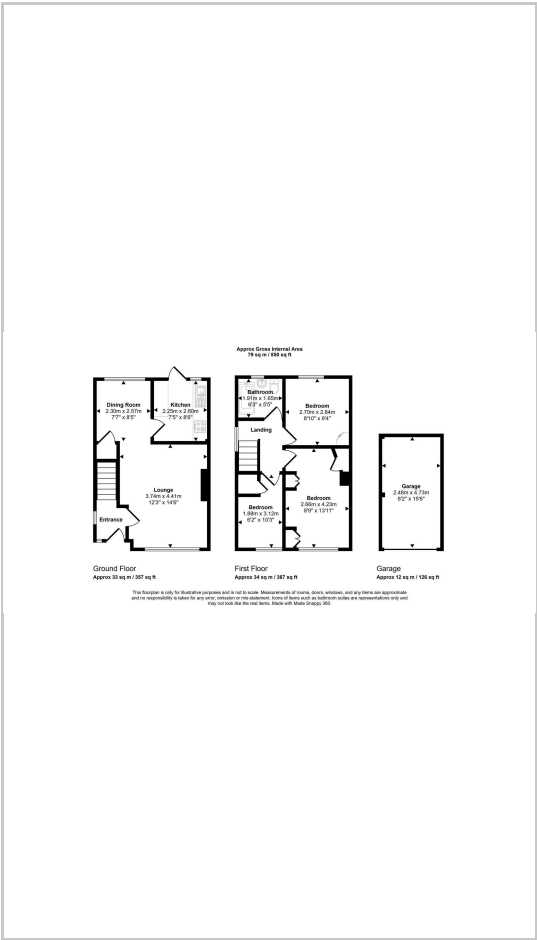
COUNCIL TAX

Band B

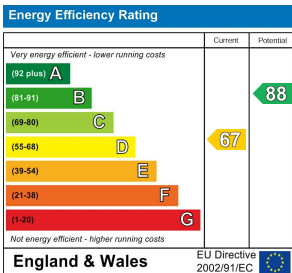
Area Map



Floor Plans



Energy Efficiency Graph



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