



23 Warren Road

Hove, BN3 8EG

Offers In The Region Of £500,000



A SPACIOUS EXTENDED DETACHED BUNGALOW IN A POPULAR LOCATION WITH PRIVATE DRIVEWAY & GARAGE BEING SOLD WITH NO ONWARD CHAIN.

Situated between Hangleton Valley Drive and Meads Avenue with local shopping facilities available in Hangleton Way. Bus service provides access to most parts of town. Greenleas Park is located within half a mile of the property as are link roads to the A23/A27. Local amenities are located in West Way/Hangleton Way including doctors, dentists and library. Dowland walks are also located closeby.



FRONT DOOR

Double glazed front door with fixed side panel, lead and obscure glass upper panelling, light point to side of front door.

ENTRANCE HALLWAY

Coved ceiling, radiator with thermostatic valve, wall mounted control panel for heating and hot water, telephone point, electric meter cupboard housing electric consumer unit and electric meter, airing cupboard housing 'Vaillant' gas combination boiler for heating and hot water as well as providing storage and radiator under with light point, hatch to loft space.

LIVING ROOM 19'11 x 21'9 (6.07m x 6.63m)

Easterly aspect with double glazed window with feature lead pattern design over looking rear garden as well as offering extensive views across Hangleton Valley to St Helens Church, 2 x ceiling light points, coved ceiling, 4 x wall light points, 2 x radiators with thermostatic valves, T.V. aerial point, feature fireplace with fitted gas fire, tiled hearth, concertina glazed fold back doors leading to

STUDY/DINING ROOM 12'1 x 9'10 (3.68m x 3.00m)

Dual aspect with feature lead coloured glass windows to side, further double glazed window with lead pattern design over looking rear garden offering views across Hangleton Valley to St Helens Church, coved ceiling, ceiling light point, radiator with thermostatic valve, telephone point.

CONSERVATORY 14'4 x 11'3 (4.37m x 3.43m)

Accessed from door from lounge, uPVC windows to front with occasional opening fan light windows, double opening casement doors providing access to garden, recessed spotlighting, feature pitched roof with electric opening vent window and roof mounted fan light, ceramic tiled flooring, power points, double glazed door with obscure glass providing access to covered side passage, further double glazed door to:

SIDE LOBBY

Polycarbonate roof, wall light point. Door to garage. door to Kitchen, double glazed door to front of property.

KITCHEN 13'11 x 8'10 (4.24m x 2.69m)

Westerly aspect with good sized oblong double glazed window with lead pattern design over looking front garden, coved ceiling, ceiling light point, extensive fitted range of eye level and base units comprising of cupboards and drawers, 'D' shaped handles, recessed under cupboard lighting, part display cabinets, tiled splash backs, high gloss roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, built in 'Neff' 4 burner gas hob with extractor hood over, integrated washing machine, 2 drawer freestanding dishwasher, further built in eye level oven and grill with storage over and under, integrated fridge freezer, breakfast bar area with recessed radiator, door to side lobby.

BEDROOM ONE 12'4 x 11'10 (3.76m x 3.61m)

Westerly aspect with good sized double glazed window with lead pattern over looking front garden, coved ceiling, ceiling light point, extensive built in range of bedroom furniture comprising of 3 x double wardrobes with hanging space and shelving, matching dressing table with corner display shelving and matching bedside tables, fixed over pelmet above the bed, radiator with thermostatic valve.

BEDROOM TWO 12'1 x 9'10 (3.68m x 3.00m)

Double glazed window to side with obscure glass, lead pattern, coved ceiling, ceiling light point, radiator with thermostatic valve, built in triple wardrobe providing hanging space and shelving, 2 mirror fronted doors, matching dressing table, glass over shelf, matching bedside tables & head board.

SHOWER ROOM (FORMERLY BATHROOM) 8'0 x 7'9 (2.44m x 2.36m)

Double glazed window to side with obscure glass, coved ceiling, ceiling light point, part tiled walls with feature tile to dado level, ladder style radiator, extractor fan, white low level W.C. bidet with mixer tap and pop up waste, pedestal wash hand basin with hot and cold taps, good sized shower enclosure with opening door, wall mounted mains shower, double drainer to tray.

PRIVATE DRIVEWAY

Providing off street parking leading to

GARAGE 18'8 x 8'8 (5.69m x 2.64m)

Up and over door, power and light points, work bench to rear, door to side lobby, separate fuse board.

OUTSIDE

FRONT GARDEN

Lawn with shrub borders, path leading to front door.

REAR GARDEN

Easterly aspect, approximately 40ft in width by 24ft depth, landscaped to provide paved patio terrace, outside security lighting, gravel terrace, raised planters with shrubs and trees, paved pathway providing side access to front of property, gate to front. Step down from patio to lower tier crazy paved patio area with greenhouse.

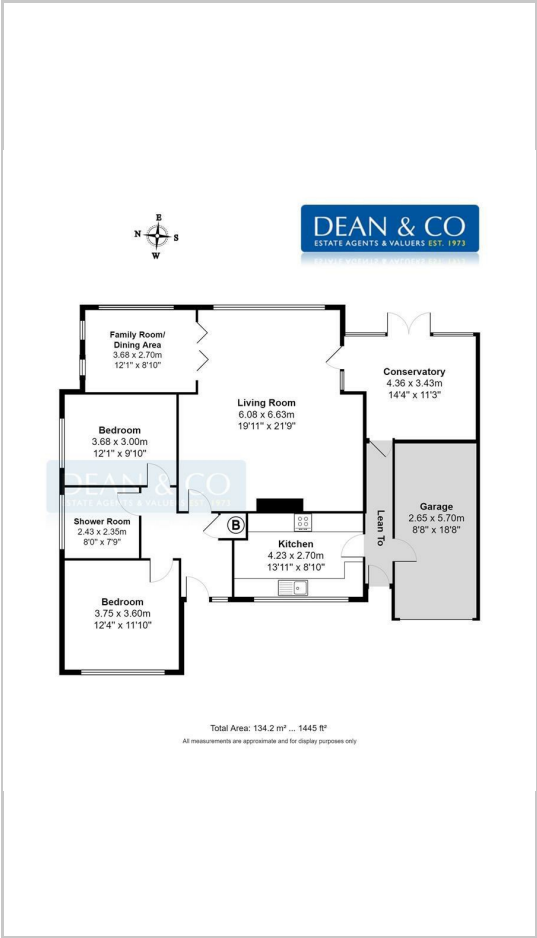
COUNCIL TAX

Band D

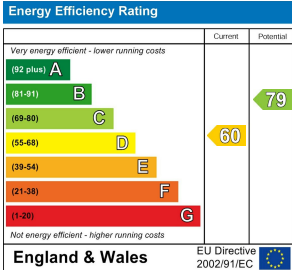
Area Map



Floor Plans



Energy Efficiency Graph



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