



## 5 Meadway Crescent

Hove, BN3 7NJ

**£425,000**



A SEMI DETACHED BUNGALOW IN A LOVELY CRESCENT BEING OFFERED FOR SALE WITH NO ONWARD CHAIN AND MUCH SCOPE FOR EXTENDING (STC)

Situated between Nevill Avenue and Holmes Avenue with local shopping facilities nearby at the Grenadier shopping parade. Local bus services provide access to the town centre and mainline railway stations with their commuter links to London. The property is also well situated for schools, doctors, polyclinic, dentist and library.



## SIDE ENTRANCE

Open side porch, light point.

## FRONT DOOR

Double glazed front door leading to

## ENTRANCE HALLWAY

'L' shaped entrance hall with coved ceiling, ceiling light point, hatch to loft space, radiator with over shelf, meter cupboard housing electric meter, electric fuse board and storage, telephone point.

## LOUNGE 16'9 x 11'3 (5.11m x 3.43m)

North westerly aspect with double glazed window overlooking front garden, coved ceiling, ceiling light point, two wall light points, T.V. aerial point, telephone point, feature fireplace with fitted gas fire, wooden fire surround, feature curved radiator into bay.

## KITCHEN 11'4 x 8'8 (3.45m x 2.64m)

Fitted with a range of eye level and base units comprising of cupboards and drawers roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, space and plumbing for washing machine, further space and plumbing for slimline dishwasher, space for other appliances, gas and electric point for freestanding cooker, cupboard housing 'Ideal' gas combination boiler for heating and hot water, part tiled walls, corner display shelving coved ceiling, telephone point, south easterly aspect with two double glazed windows overlooking rear garden, glazed door leading to conservatory.

## CONSERVATORY 10'1 x 9'9 (3.07m x 2.97m)

South easterly aspect, double glazed window to side with opening fan light window, double glazed sliding patio door providing access to garden, radiator with thermostatic valve, power and light points, door to bedroom one.

## BEDROOM ONE 11'3 x 11'3 (3.43m x 3.43m)

Coved ceiling, ceiling light point, radiator, two built in eye level storage cupboards into chimney recess, single glazed windows with centralised door providing access to conservatory.

## BEDROOM TWO 12'0 x 11'3 (3.66m x 3.43m)

North westerly aspect with double glazed bay window overlooking front garden, ceiling light point, picture rail, radiator, T.V. aerial point.

## WET ROOM (FORMERLY BATHROOM)

Fully tiled walls, double glazed window with obscure glass, ceiling light point, radiator, pedestal wash hand basin with hot and cold taps, wall mounted electric 'Mira Advance' shower, fitted handrail and seat, handheld shower attachment.

## SEPARATE W.C.

Half tiled walls, low level W.C. double glazed window with obscure glass, ceiling light point.

## OUTSIDE

### FRONT GARDEN

Laid to stone with two feature paved patio areas.

### DRIVEWAY

Shared driveway providing access to

## GARAGE 18'4 x 8'4 (5.59m x 2.54m)

Internal measurements. Detached single garage with up and over door, window to rear.

## REAR GARDEN in excess of 60' in length (in excess of 18.29m in length)

South easterly aspect. In excess of 60ft in length. Laid to paved patio, gate providing side access to front of property via shared driveway. Step down to remainder of garden which is laid to lawn, garden shed, occasional shrub.

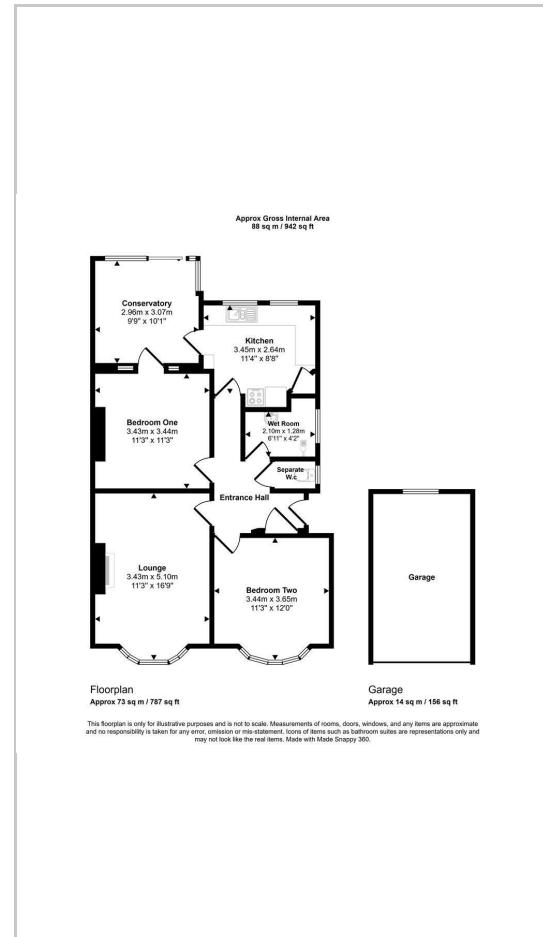
## COUNCIL TAX

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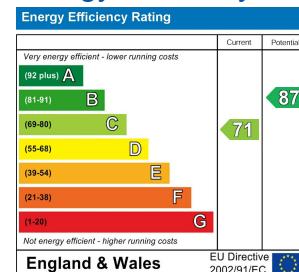
## Area Map



## Floor Plans



## Energy Efficiency Graph



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