



## 21 Gleton Avenue

Hove, BN3 8LN

Offers In The Region Of £500,000



A WELL PRESENTED AND THOUGHTFULLY PLANNED SEMI DETACHED EXTENDED CHALET BUNGALOW IN FAVOURED LOCATION

Situated in Gleton Avenue between Dale View and Northease Drive. Buses can be found in West Way and Northease Drive providing access to most parts of town and mainline railway stations with their commuter links to London. Local shopping can be found at the nearby Grenadier shopping parade as well as Towns Corner. Local facilities, doctors, dentist and library can be found close by. The property is also well situated for schools.



## SIDE ENTRANCE

With open porchway, light point, feature double glazed front door with lead and coloured glass oval centre panel leading to:

## ENTRANCE HALL

Ceiling light point, 'Karndean' flooring, wall mounted central heating thermostat control, radiator, under stairs storage cupboard.

## SEPARATE W.C.

Double glazed window to side, ceiling light point, low level w.c, wall mounted sink with hot and cold taps, radiator with thermostatic valve, 'Karndean' flooring.

## LOUNGE 14' x 11'5 (4.27m x 3.48m)

South/westerly aspect with ceiling light point, radiator, TV aerial point, telephone point. Opening to rear of room leading to:

## DINING ROOM/ORANGERY 9'10 x 8'8 (3.00m x 2.64m)

South/westerly aspect with feature double glazed pitched roof, with led lighting surround, designer oblong radiator, 'Karndean' flooring, double glazed window and casement double glazed doors providing access to garden. Door width opening to:

## KITCHEN 15'0 x 8'3 (4.57m x 2.51m)

Dual aspect to south and west with two double glazed windows with one overlooking rear garden. Fitted range of eye level and base units comprising of cupboards and drawers, high gloss roll edge work surfaces and returns, stainless steel one and a half bowl sink and drainer unit with mixer tap, built in 4 burner gas hob, oven and grill under and extractor hood over, cupboard housing 'Ideal' gas combination boiler for heating and hot water, space and plumbing for washing machine, space and plumbing for dishwasher, space for other appliances, corner shelving, recessed spot lighting, radiator, 'Karndean' flooring.

## BEDROOM ONE 15'1 x 10'4 (4.60m x 3.15m)

Double glazed bay window overlooking from garden, ceiling light point, fitted extensive range of bedroom furniture incorporating wardrobes, with hanging space and shelving, bridging storage over bed area, two bedside drawers with glass shelving over, radiator with thermostatic valves, TV aerial point, radiator.

## BEDROOM THREE 9'4 x 8'11 (2.84m x 2.72m)

With double glazed window to front, radiator with thermostatic valve, ceiling light point.

## STAIRS FROM ENTRANCE HALL

With spindles to hand rail, feature brick block window to side. Stairs leading to:

## FIRST FLOOR LANDING

With double glazed window to side, ceiling light point, double glazed window to side, smoke detector. Walk in storage cupboard with light point and giving access to further eaves storage.

## BEDROOM TWO 9'11 x 9'3 (3.02m x 2.82m)

With feature character sloping ceilings, two 'Velux' windows with black out blinds, ceiling light point, radiator, built in wardrobe and storage cupboard.

## BEDROOM FOUR 11'5 x 9'5 (3.48m x 2.87m)

South/westerly aspect with double glazed window overlooking rear garden as well as offering views to sea. Ceiling light point, radiator with thermostatic valve.

## BATHROOM 8'4 x 7'6 (2.54m x 2.29m)

Double glazed window offering sea views, recessed spot lighting, low level w.c, panelled bath with mixer tap and shower attachment, vanity unit with inset sink with hot and cold taps and storage under, separate glazed shower enclosure with aqua boarding surround and wall mounted thermostatic shower, extractor fan, radiator, 'Karndean' flooring. Part tiled walls.

## OUTSIDE

### FRONT GARDEN

Laid to shingle stone, car hardstand.

### SHARED DRIVEWAY

### REAR GARDEN 40' (12.19m)

Approximately 40' in length, south/westerly aspect. Landscaped to provide good size deck terrace with LED lighting, outside water tap and light point, gate providing access to shared driveway, remainder of garden laid to artificial turf with small surrounding wall and raised planter, further patio to rear.

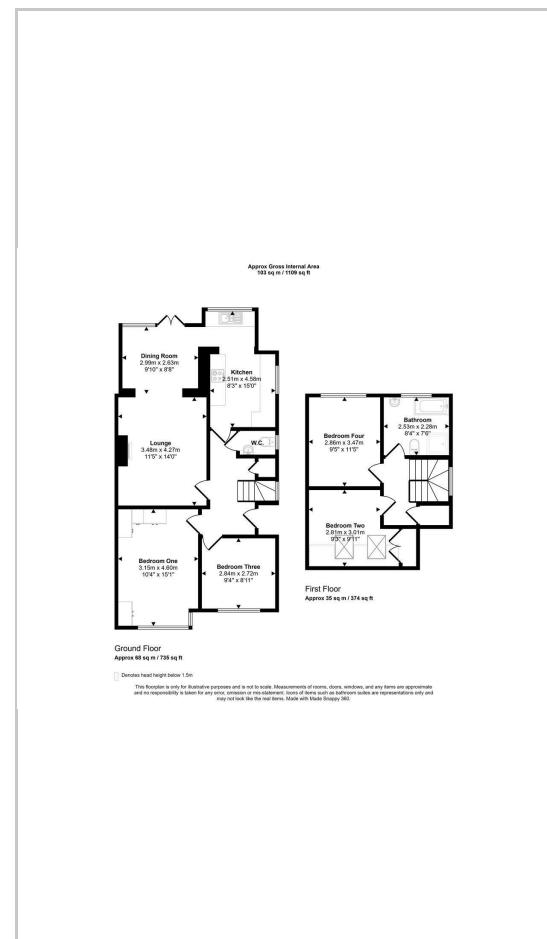
### COUNCIL TAX BAND

Band D

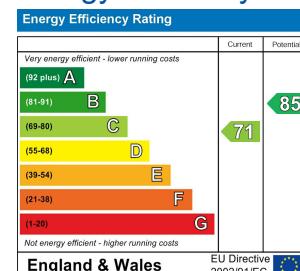
## Area Map



## Floor Plans



## Energy Efficiency Graph



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