



## 36 Rowan Avenue

Hove, BN3 7JG

Offers In The Region Of £500,000



AN ATTRACTIVE END OF TERRACE FAMILY HOUSE WITH SOUTH/WEST FACING GARDEN BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Situated in the sought after and popular Rowan Avenue located between Hangleton Road and Elm Drive. Local shopping and bus service can be found in Elm Drive and Hangleton Road, providing access to most parts of the City and mainline stations with their commuter links to London. Further shops are available at the nearby Grenadier shopping parade in Hangleton Road. The property is well situated for local doctors, dentist, library and schools.





PORCH

Double glazed entrance porch, centralised casement doors, light point.

INNER FRONT DOOR

Double glazed door opening into entrance hallway.

ENTRANCE HALLWAY 13'3 x 5'7 (4.04m x 1.70m)

Double glazed window with obscure glass to side, engineered wood flooring, recessed LED spotlighting, smoke detector, radiator, telephone point, understairs storage cupboard housing 'Worcester' gas combination boiler for heating and hot water, further built in storage cupboard housing electric consumer unit, electric and gas meter as well as providing storage.

OPEN PLAN LOUNGE/DINER/KITCHEN

LOUNGE AREA 12'6 x 12'0 (3.81m x 3.66m)

Predominantly easterly aspect with double glazed bay window to front with feature lead criss-cross design, recessed LED spotlighting, radiator with thermostatic valve, engineered wood flooring, telephone point, T.V. aerial point, feature fireplace, opening through to

DINING AREA 10'11 x 10'4 (3.33m x 3.15m)

Predominantly westerly aspect with double glazed sliding patio door providing access to garden, recessed LED spotlighting, engineered wood flooring, radiator with thermostatic valve.

KITCHEN 7'5 x 6'9 (2.26m x 2.06m)

Recessed kitchen area, predominantly westerly aspect with double glazed window overlooking rear garden, recessed LED spotlighting, fitted range of high gloss fronted eye level and base units comprising of cupboards and drawers, roll edge work surfaces and returns, one and a half bowl sink and drainer unit with mixer tap, built in four burner gas hob with electric oven under, extractor hood over, stainless steel back board, space and plumbing for washing machine further space and plumbing for dishwasher, space for larder style fridge freezer, ceramic tiled flooring, built in shelving units.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING 6'9 x 4'6 (2.06m x 1.37m)

Spindles to handrail, feature oriel window to side with lead criss-cross design, hatch to loft space, ceiling light point.

BEDROOM ONE 11'1 x 10'6 (3.38m x 3.20m)

Predominantly westerly aspect, double glazed window overlooking rear garden as well as offering views to Knoll Park and distant views south towards the sea, ceiling light point, radiator with thermostatic valve, built in double wardrobe with sliding door providing hanging space, shelving and shoe rack.

BEDROOM TWO 10'4 x 10'2 (3.15m x 3.10m)

Predominantly easterly aspect with double glazed window to front with feature lead criss-cross design, ceiling light point, radiator with thermostatic valve.

BEDROOM THREE 7'4 x 6'10 (2.24m x 2.08m)

Predominantly easterly aspect with double glazed window to front with lead criss-cross design, ceiling light point, radiator with thermostatic valve, built in desk area with over shelving.

BATHROOM 6'6 x 6'4 (1.98m x 1.93m)

Fitted with modern suite comprising of low level W.C. feature vanity unit with inset sink, mixer tap, high gloss fronted storage drawer under with oversized chrome handle, panelled bath with mixer tap, wall mounted thermostatic shower over bath, extractor fan, recessed LED spotlighting, fully tiled walls, ceramic tiled flooring, chrome ladder style radiator, double glazed window with obscure glass.

OUTSIDE

FRONT GARDEN

Brick block hardstand providing off street parking for two cars.

DRIVEWAY

Shared driveway providing access to

GARAGE 15'9 x 7'9 (4.80m x 2.36m)

Detached, up and over door, power and light points.

REAR GARDEN 65' in length (19.81m in length)

Approximately 65ft length. Predominantly westerly aspect with paved patio, gate providing side access to shared driveway, step down to remainder of garden which is laid to lawn.

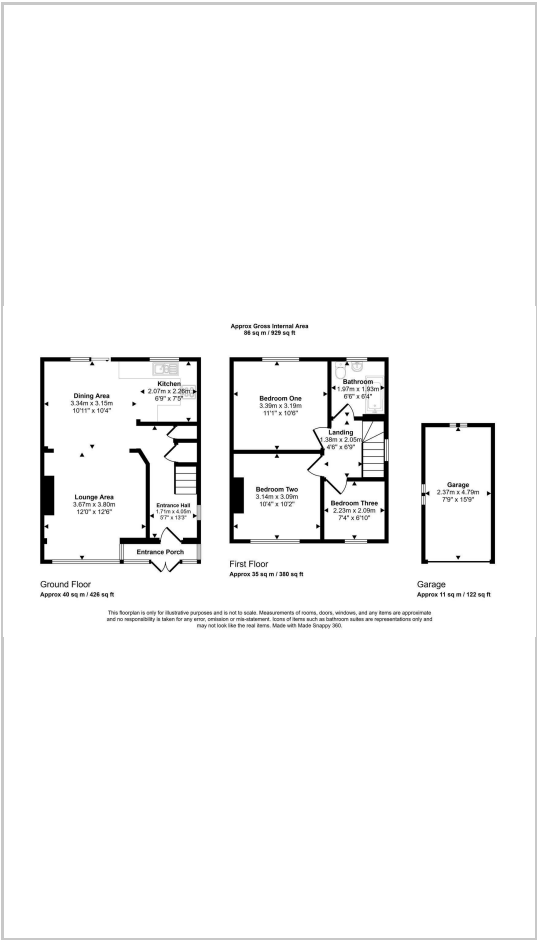
COUNCIL TAX

Band C

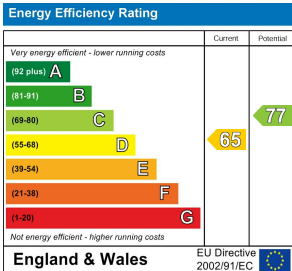
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.