



128 Amberley Drive

Hove, BN3 8JQ

Offers In The Region Of £515,000



A SPACIOUS SEMI DETACHED FAMILY HOUSE IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated just a short distance from good schools, dentists, doctors and local shops. Served by an excellent bus service into Brighton city centre and the seafront. Near to mainline railway stations with commuter links direct to London. A short drive to the A27 bypass with routes to London and the South coast. The beach is easily accessed, as are the South Downs National Park area of Outstanding Natural Beauty.



CANOPIED ENTRANCE

FRONT DOOR

Wooden front door with feature lead obscure glass upper panels opening into

ENTRANCE HALLWAY

Radiator with decorative cover, telephone point, wall mounted central heating thermostat control, understairs storage cupboard housing electric meter, consumer unit and gas meter as well as providing storage.

LOUNGE 14'0 x 12'8 (4.27m x 3.86m)

Westerly aspect, coved ceiling, double glazed sliding patio doors leading to a conservatory, three wall lights, ceiling light point, laminate wood effect flooring, radiator with thermostatic valve, built in shelving to chimney recess.

LARGE CONSERVATORY 22'0 x 9'0 (6.71m x 2.74m)

Full width of the property, westerly aspect with polycarbonate roof, double glazed casement windows, centralised door to garden, further door to side, power points, space and plumbing for washing machine.

OPEN PLAN KITCHEN/DINER 21'11 x 8'11 (6.68m x 2.72m)

Dual aspect to the east and south with double glazed window to the front and side of the property, door opening to conservatory. Fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel sink and drainer unit with mixer tap, built in dishwasher, built in four burner gas hob with electric oven under and extractor hood over, corner display shelving, space for other appliances, radiator with thermostatic valve, telephone point.

STAIRS

Featuring oblong double glaze window with diamond leaded light design, Stairs from entrance hallway leading to

FIRST FLOOR LANDING

Two built in storage cupboards, one housing 'Vaillant' gas combination boiler for heating and hot water, internal fitted radiator utilised as an airing cupboard.

BEDROOM ONE 12'6 x 11'9 (3.81m x 3.58m)

Westerly aspect, double glazed window with diamond leaded light design overlooking rear garden. Ceiling light point, picture rail and radiator.

BEDROOM TWO 11'7 x 8'11 (3.53m x 2.72m)

Westerly aspect, double glazed window with diamond leaded light design overlooking rear garden, ceiling light point and radiator.

BEDROOM THREE 8'6 x 6'0 (2.59m x 1.83m)

Easterly aspect with built in mirror-fronted wardrobe, double glazed window with diamond leaded light design. Ceiling light point, radiator and coved ceiling.

FAMILY BATHROOM 7'9 x 5'1 (2.36m x 1.55m)

Dual aspect with obscure glass and Diamond leaded light design . Fitted with corner bath, wall mounted mains shower, built in storage unit, built in sink with hot and cold taps, storage cupboard under, concealed toilet cistern and low level W.C. over shelf, ladder style radiator, ceiling light point, extractor fan.

STAIRS

With under storage, leading to

USEFUL ATTIC SPACE 17'0 x 13'1 (5.18m x 3.99m)

Large useful living space in attic, dual aspect to the east and wets with three 'Velux' windows, radiator, ceiling light point, power points, eaves storage cupboards.

OUTSIDE

FRONT GARDEN

Brick block paving offering private parking for several vehicles. Side entrance to property, through side gate, leading to the back garden.

REAR GARDEN 85' (25.91m)

Ideal, large family garden approximately eighty-five foot in length. Westerly aspect laid to paved patio leading to the lawn. It has a mature apple tree and garden is enclosed by hedges either side offering privacy. There are also two brick built storage sheds and an outside toilet at the side of property.

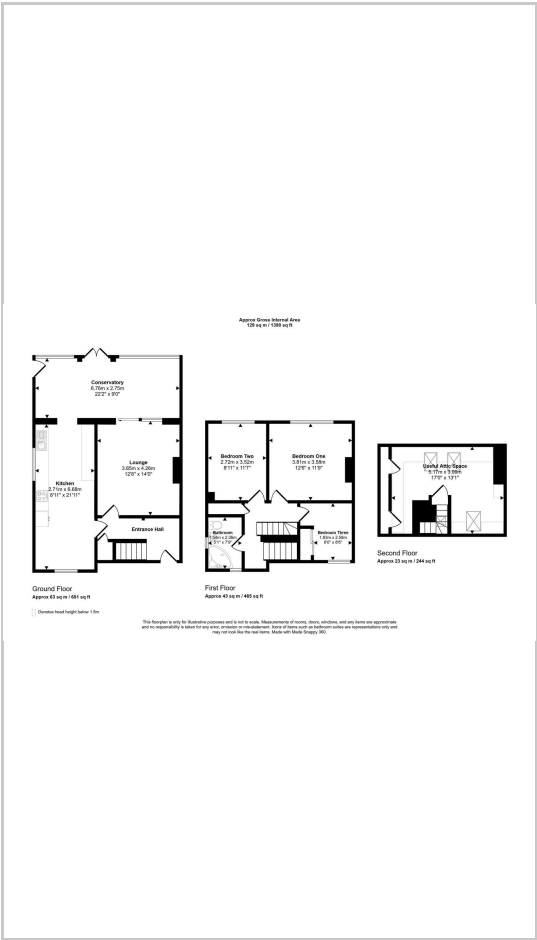
COUNCIL TAX

Band C

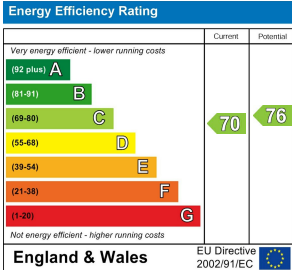
Area Map



Floor Plans



Energy Efficiency Graph



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