



## April Rise Cranmer Avenue

Hove, BN3 7JQ

Offers In The Region Of £500,000



Nestled on the charming Cranmer Avenue in Hove, this delightful detached house presents an excellent opportunity for those seeking a project to make their own.

The layout of the home provides ample potential for modernisation, allowing you to infuse your personal style and preferences into the space. While the property is in need of some love and updating, this presents a unique chance to create a home tailored to your tastes.

Outside, there is convenient parking for two vehicles, a valuable asset in this sought-after area.

The vendor is motivated to sell, making this an opportune moment for prospective buyers to explore the possibilities this property has to offer. With its prime location in Hove, you will enjoy easy access to local amenities, parks, and the beautiful coastline. This home is not just a property; it is a canvas waiting for your vision. Don't miss the chance to turn this house into your dream home.



## COVERED ENTRANCE

Light point.

## FRONT DOOR

Feature wooden front door leading to

## ENTRANCE HALLWAY

Coved ceiling, ceiling light point, radiator, door to integral garage, double opening door leading to

## KITCHEN/BREAKFAST ROOM 11'10 x 7'7 (3.61m x 2.31m)

Dual aspect with double glazed window to front, double glazed window to side, further double glazed door providing side access to property, coved ceiling, ceiling light point. Fitted range of eye level and base units comprising of cupboards and drawers, high gloss roll edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, tiled splashbacks, 4 x plate electric hob with extractor hood over, separate eye level oven and grill with storage over and under, space and plumbing for washing machine, further space for other appliances, breakfast bar.

## LOUNGE/DINING ROOM 18'10 x 17'3 (5.74m x 5.26m)

Southerly aspect with double glazed sliding patio door providing access to garden, further double glazed window overlooking garden, coved ceiling, 4 x wall light points, 2 x radiators, T.V. aerial point, telephone point, serving hatch to kitchen, under stairs storage cupboard.

## STAIRS

From lounge, spindles to handrail, double glazed window to side with obscure glass, leading to

## FIRST FLOOR LANDING

Wall mounted central heating thermostat control, ceiling light point, coved ceiling, airing cupboard housing gas central heating boiler, immersion cylinder under with adjacent control panel, hatch to loft space.

## BEDROOM ONE 13'4 x 12'3 (4.06m x 3.73m)

2 x double glazed windows to front, coved ceiling, 3 x ceiling light points, extensive range of built in wardrobes providing hanging space, further built in low level cupboards, radiator.

## BEDROOM TWO 11'10 x 11'6 (3.61m x 3.51m)

Southerly aspect with 2 x double glazed windows looking onto rear garden, coved ceiling, 3 x light points, range of built in wardrobes providing hanging space and storage, low level built in storage cupboards, radiator.

## BEDROOM THREE 10'10 x 6'11 (3.30m x 2.11m)

Southerly aspect with double glazed window to rear, coved ceiling, ceiling light point, radiator.

## BATHROOM 8'11 x 6'1 (2.72m x 1.85m)

Fitted with panelled bath with mixer tap, bath filler, built in storage unit with inset wash hand basin, mixer tap, pop up waste, low level W.C. with concealed cistern, over shelving, built in matching storage cupboard with inset lighting into pelmet above mirror, fully tiled walls, ladder style chrome radiator, separate shower cubicle with fully tiled walls, wall mounted shower head and controls, concertina door.

## OUTSIDE

### FRONT GARDEN

Paved patio area with dwarf wall, shrub border, private driveway providing off street parking leading to

### GARAGE

Up and over door, power and lighting, electric gas meters, fuse board.

### REAR GARDEN

Southerly aspect laid to 2 tier paved patio with shrub borders, side access and gate to front of property.

### COUNCIL TAX

Band D

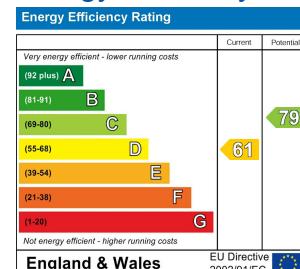
## Area Map



## Floor Plans



## Energy Efficiency Graph



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