



## 114 Manor Hall Road

Brighton, BN42 4NN

Offers In Excess Of £500,000



A WELL PLANNED AND NEWLY REFURBISHED EXTENDED DETACHED BUNGALOW BEING SOLD WITH NO ONWARD CHAIN

Situated in Manor Hall Road, Southwick. Local shopping and Southwick Railway Station can be found less than a mile away, and Fishersgate station even closer. A short walk will also give you excellent bus services, providing access to most parts of Brighton and Hove city centre.



## ENTRANCE PORCH

Upvc double glazed windows and and composite front door with glazed upper panels, panelled ceiling, feature vinyl tiled flooring. Further composite double glazed door with glazed upper panel with obscure glass leading to:

## ENTRANCE HALL

Recessed LED spot lighting, hard wired smoke detector, hatch to loft space with fitted ladder - loft houses gas combination boiler for heating and hot water, radiator, laminate wood flooring.

## OPEN PLAN LIVING 24' x 23'1 (7.32m x 7.04m)

Southerly aspect providing lounge, dining and open plan kitchen. Double glazed windows and bi folding doors providing access to garden. Feature roof lantern offering additional natural lighting, 3 x radiators with thermostatic valves, recessed LED spot lighting, hard wired smoke detector. Laminate wood flooring.

## KITCHEN AREA

Extensive range of eye level and base units comprising of cupboards and drawers, square edge high gloss work surfaces, briquette style tiled splash backs, Enamel single sink and drainer unit with mixer tap, Lamona' electric hob, with extractor hood over, separate eye level 'Lamona' double oven/grill with storage over and under, integrated fridge/freezer and dishwasher, Centre unit/breakfast bar with storage cupboards under and high gloss square edge work surface over and triple lighting over. Door to:

## UTILITY ROOM

Built in storage with larder cupboard, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, further space for other appliances, recessed LED spot lighting, sensor lighting, extractor fan, radiator with thermostatic valve, laminate wood flooring,

## BATHROOM 8'1 x6'1 (2.46m x1.85m)

Recessed LED spot lighting, double glazed window with obscure glass, extractor fan, low level w.c, panelled bath with mixer tap, bath filler and pop up waste, tiled surround. Vanity unit with inset sink , mixer tap and pop up waste, high gloss surround, built in storage cupboard under with chrome handles. Separate glazed shower enclosure, shower tray, tiled surround, wall mounted oversize shower head and separate hand held body attachment. Feature tiled flooring.

## BEDROOM ONE 11'11 x 11'7 (3.63m x 3.53m)

Double glazed bay window to front, radiator with thermostatic valve, ceiling light point.

## BEDROOM TWO 11'9 x 10'10 (3.58m x 3.30m)

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

## BEDROOM THREE 11'9 x 8'4 (3.58m x 2.54m)

Easterly aspect with double glazed window to side, radiator with thermostatic valve, ceiling light point.

## OUTSIDE

### FRONT GARDEN

Being laid to decorative stone with centre shrub, shrub border to front, path to side.

### PRIVATE DRIVEWAY

Providing off street parking for numerous cars.

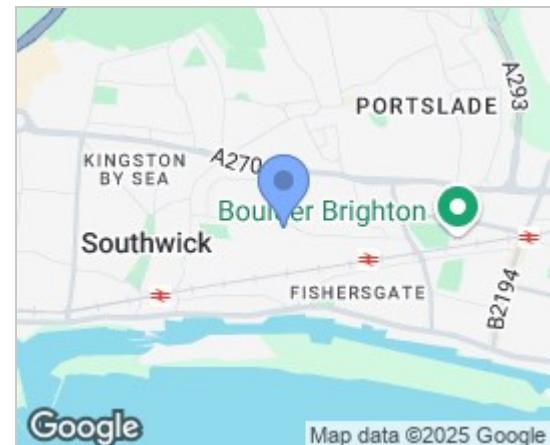
### REAR GARDEN 45' (13.72m)

Southerly aspect, landscaped to provide good sized deck terrace with balustrade surround, outside sensor lighting, centralised steps leading to lawned garden with well stocked shrub borders, paved patio to side, concrete shed base, side access to front of property and outside water tap

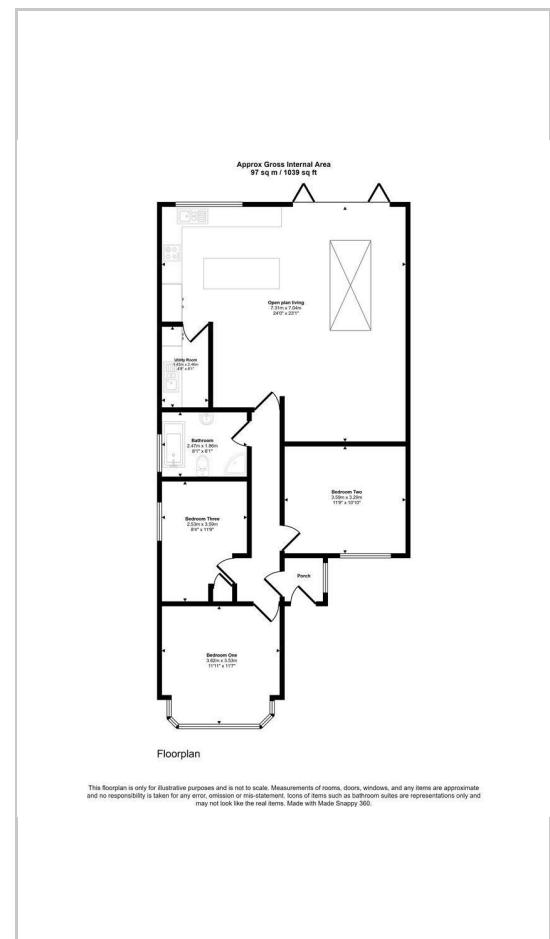
### COUNCIL TAX

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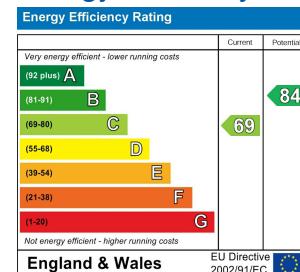
## Area Map



## Floor Plans



## Energy Efficiency Graph



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