



18 Spencer Avenue

Hove, BN3 8BX

Offers In Excess Of £475,000



A WELL PRESENTED SPACIOUS SEMI DETACHED FAMILY HOME IN CONVENIENT LOCATION BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Situated off Northeast Drive. Local bus service is available in Poplar Avenue providing access to central Hove & Brighton. Local shopping can be found in Hangleton Way as well as West Way. The property is also well situated for local schools, doctors, dentist, as well as other amenities.



CANOPIED ENTRANCE

Outside light point, double glazed front door opening into

ENTRANCE HALLWAY

Recessed spotlighting, high gloss wood effect laminate flooring, coved ceiling, radiator, understairs storage cupboard housing electric consumer unit, electric meter, telephone point as well as providing storage.

THROUGH LOUNGE / DINING ROOM

Newly laid wood effect laminate flooring though out.

LOUNGE AREA 13'1 x 10'8 (3.99m x 3.25m)

Westerly aspect, part coved ceiling, double glazed casement door providing access to garden, recessed lighting, T.V. aerial point, feature gas fire with fire surround and hearth, radiator.

DINING AREA 12'10 x 11'3 (3.91m x 3.43m)

Easterly aspect with double glazed bay window over looking front garden, radiator, telephone point, recessed lighting.

KITCHEN/BREAKFAST ROOM 14'3 x 9'10 (4.34m x 3.00m)

Dual aspect with double glazed window to side and rear overlooking garden as well as offering distant views to Foredown Tower, recessed LED spotlighting, high gloss wood effect laminate flooring, radiator, breakfast bar with over lighting. Fitted extensive range of high gloss fronted eye level and base units comprising of cupboards and drawers, oversized handles, recessed under cupboard lighting, square edge wood effect work surfaces, single drainer sink unit with mixer tap, built in 4 burner gas hob with stainless steel extractor hood over, built in fan assisted electric oven under, integrated fridge freezer, integrated dishwasher, integrated washing machine (not working) double glazed door providing side access to garden.

STAIRS

To first floor landing, wall mounted digital control panel for heating and hot water, double glazed window to side.

FIRST FLOOR LANDING

Double glazed window to front, ceiling light point, hatch to loft space.

BEDROOM ONE 13'1 x 10'10 (3.99m x 3.30m)

Westerly aspect with double glazed window offering views over garden to Foredown Tower, the South Downs and distant sea views, coved ceiling, ceiling light point, radiator, newly fitted carpet.

BEDROOM TWO 13'1 x 9'5 (3.99m x 2.87m)

Easterly aspect with double glazed window overlooking front garden, ceiling light point, radiator, newly fitted carpet.

BEDROOM THREE 9'11 x 7'8 (3.02m x 2.34m)

Westerly aspect with double glazed window overlooking rear garden towards Foredown Tower, the South Downs and distant sea views, part character sloping ceiling, ceiling light point, radiator, built in airing cupboard housing lagged cylinder, newly fitted carpet.

BATHROOM 6'4 x 6'3 (1.93m x 1.91m)

Part character sloping ceiling, ceiling light point, double glazed window with obscure glass, white suite comprising of low level W.C. wall mounted wash basin with mixer tap, panelled bath with mixer tap and bath filler, wall mounted shower, chrome ladder style radiator, built in shelving.

OUTSIDE

FRONT GARDEN

Laid to lawn with centralised tree.

REAR GARDEN

Approximately 70ft in length. Westerly aspect laid to patio area with outside lighting, raised planters, brick built BBQ, centralised steps leading down to remainder of garden laid to lawn with well stocked and established shrub borders, garden shed, side access to front of property, outside water tap, gate to front. Brick built storage shed with outside W.C. (untested), power point.

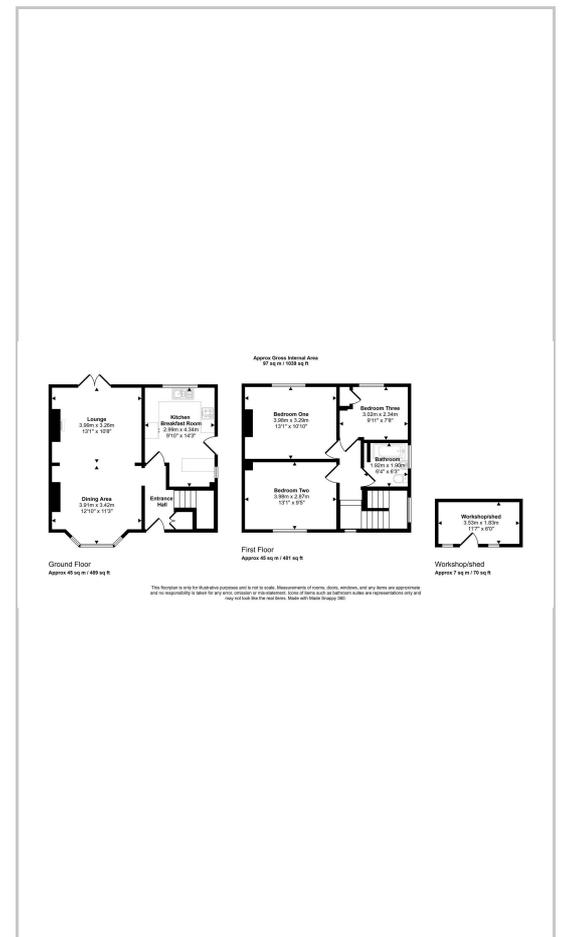
COUNCIL TAX

Band D

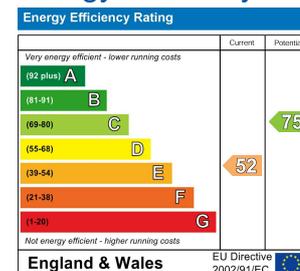
Area Map



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 firm's employment has the authority to make or give any representation or warranty in respect of the property.