



10 Findon Close

Hove, BN3 8GZ

£2,500



AN unfurnished semi detached house with 4 BEDROOMS, Lounge/diner, KITCHEN/UTILITY, Bathroom, Cloakroom, GARDENS and OFF STREET parking, Available Now

Situated off Steyning Avenue which can be found between Bramber Avenue and Beeding Avenue. Local shopping facilities are available in Burwash Road and at the nearby Grenadier shopping parade. Buses pass by in Poynings Drive providing access to most parts of Brighton and Hove city centre and mainline stations with their commuter links to London. The house is well situated for local doctors, dentist and schools.



CANOPIED ENTRANCE

Step up to composite part glazed front door opening into

ENTRANCE HALLWAY

Floor laid with coir matting, wood effect laminate flooring, wall mounted radiator with thermostatic valve, coved ceiling, mains operated smoke detector, centralised ceiling light point.

LOUNGE 14'0 x 12'1 (4.27m x 3.68m)

Floor laid with wood effect laminate flooring, radiator, double glazed window, coved ceiling, feature fireplace with tiled hearth, opening through to

DINING AREA 11'8 x 10'6 (3.56m x 3.20m)

Fitted sideboard, wall mounted radiator, double glazed casement doors opening to rear garden, fixed panes either side.

KITCHEN 8'11 x 10'9 (2.72m x3.28m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, space and plumbing for range style cooker, extractor hood over, space for tall appliance (fridge freezer), space and plumbing for dishwasher, stainless steel double sink with mixer tap, tiled splashbacks, double glazed window to the rear of the property, floor laid with lino, understairs cupboard with shelving, storage and utility meters, opening through to

UTILITY AREA 8'7 x 12'10 (2.62m x 3.91m)

Double glazed door and windows providing access to garden, space and plumbing for washing machine, space and plumbing for tumble dryer, work surface with cupboards, drawers, corner unit, tiled splashbacks, recessed spotlighting, wall mounted radiator.

CLOAK ROOM

Fitted with low level W.C. pop up waste, pedestal wash hand basin with chrome fittings, part tiled walls, extractor fan, recessed spotlighting, radiator towel rail.

STORAGE AREA 8'10 x 5'11 (2.69m x 1.80m)

Door opening with step down to storage area with shelving and work top, fluorescent strip light, door opening to the front of the property.

STAIRS TO FIRST FLOOR LANDING

From entrance hallway, double glazed window to the side of the property. First Floor Landing- mains operated smoke detector, recessed spotlighting, coved ceiling.

BATHROOM 8'11 x 5'3 (2.72m x 1.60m)

Fitted with white panelled bath and chrome fittings, rainfall shower and rinser attachment over, low level W.C. storage unit with fitted hand basin and mixer tap, double glazed window with obscure glass to the side of the property, tiled floor to ceiling, recessed spotlighting, extractor fan, wall mounted radiator towel rail.

BEDROOM THREE 11'5 x 10'10 (3.48m x 3.30m)

Coved ceiling, centralised ceiling light point, radiator beneath double glazed window overlooking rear garden.

BEDROOM TWO 11'4 x 12'3 (3.45m x 3.73m)

Coved ceiling, double glazed window to the front of the property offering distant sea views, radiator beneath, hanging and shelving space, recessed spotlighting.

BEDROOM FOUR 8'10 x 8'2 (2.69m x 2.49m)

Built in cupboard providing hanging and shelving space, centralised ceiling light point, radiator, double glazed window to the side of the property.

STAIRS TO SECOND FLOOR LANDING

Leading to second floor landing with automatic sensor lights, mains operated smoke detector, door into

BEDROOM ONE 14'10 x 18'8 (4.52m x 5.69m)

Double glazed window to the rear of the property, radiator beneath, recessed spotlighting, 'Velux' window to the front with distant sea views, access to eaves storage, small recessed dressing area.

EN SUITE SHOWER 7'4 x 4'9 (2.24m x 1.45m)

Fitted with metro style tiled shower cubicle with glass screen, mains operated shower with rainfall and rinser heads, extractor recessed spotlighting, vanity unit with inset wash hand basin, chrome fittings, metro style tiled splashback, light up mirror, double glazed window with obscure glass to the rear of the property, wood effect laminate flooring.

REAR GARDEN

Laid to patio, dwarf wall, steps up to lawn, steps up to deck, two sheds, brick and fence surround.

FRONT GARDEN

Laid to car hardstand to provide private off street parking for 2 cars.

COUNCIL TAX

Band C

TENANCY REQUIREMENTS

Permitted payments.

Before the tenancy starts.

A holding deposit equivalent to 1 week's rent will be required to secure the property which will be deducted from the first month's rent.

1 month's rent in advance.

Dilapidation deposit of 5 weeks rent.

During the tenancy.

Payment of up to £50.00 if you want to change the Tenancy Agreement.

Payment of interest for the late payment of rent at a rate of 3% above the Bank of England base rate for each day the payment is outstanding, providing the rent has been outstanding for 14 days.

Payment for reasonable costs for replacement of lost keys or other security device.

Payment of any unpaid rent or other reasonable costs associated with your early termination of the Tenancy.

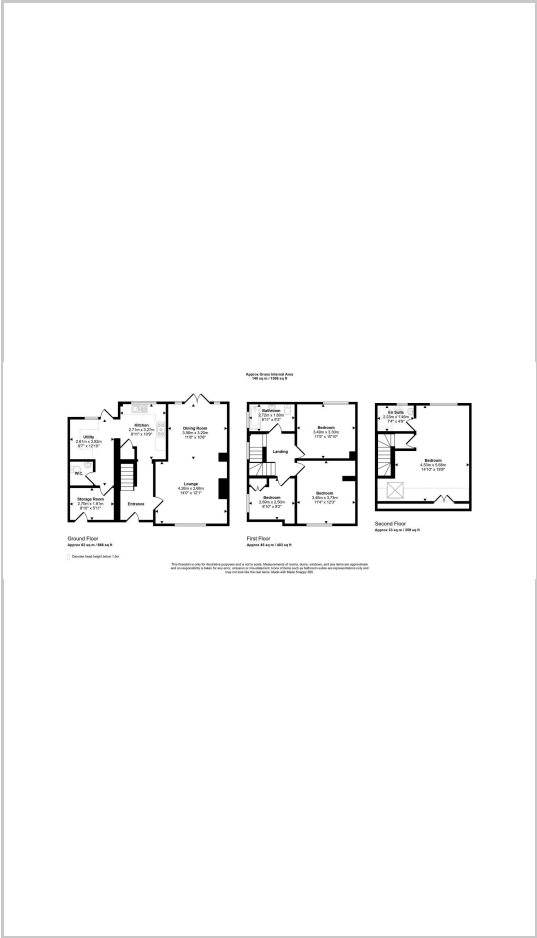
During the tenancy (payable to the provider) if permitted and applicable:

Utilities - gas, electricity, water

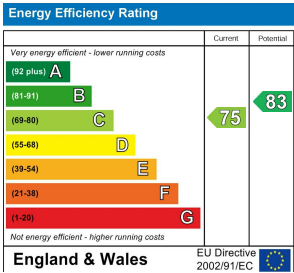
Area Map



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.