



63 Fallowfield Crescent

Hove, BN3 7NN

Offers In The Region Of £475,000



A SEMI DETACHED BUNGALOW IN THE SOUGHT AFTER NEVILL AREA OF HOVE

Situated in a favoured Crescent, between Nevill Avenue and Holmes Avenue. The property is well situated for local schools, doctors, dentist and library. Waitrose Superstore is under one mile away as is Hove Park which offers almost 40 acres of mixed open green space, ideal for dog walking and runners with sports and play facilities also. Buses are available in Nevill Avenue, providing access to the town centre and mainline railway stations.



CANOPIED ENTRANCE

FRONT DOOR

Part glazed wooden door opening into

ENTRANCE HALLWAY

Original exposed floorboards, picture rail, radiator with thermostatic valve, ceiling light point, cupboard housing electric meter and shelving, telephone point, wall mounted thermostatic control for central heating. Access to useful attic space with storage beneath. Attic space provides small landing with cupboards, step through door into useable attic space with 'Velux' windows to front and rear, recessed shelving unit, lighting.

LOUNGE 17'0 x 10'10 (5.18m x 3.30m)

Exposed floorboards, picture rail, two light fittings, feature fireplace and hearth with insert gas coal fire, radiator with thermostatic valve, T.V. aerial point, original casement doors with window either side opening into conservatory.

KITCHEN/DINER 15'5 x 8'9 (4.70m x 2.67m)

Fitted with a range of cupboards and drawers, roll edge work surfaces, single electric oven, four ring gas hob with extractor over, stainless steel sink and drainer unit with chrome fittings, single glazed window to the side of the property, space and plumbing for dishwasher, space for two undercounter appliances, wall mounted 'Alpha' combination boiler for heating and hot water, floor laid with lino tiles, two ceiling light points, picture rail, radiator with thermostatic valve, space for small dining table, part glazed door opening into loggia and further door to conservatory.

LOGGIA

Currently used as a utility space, plumbing and space for washing machine, tall utility cupboard, window to the side, small shelving area, part glazed door opening to garden.

CONSERVATORY 17'10 x 10'0 (5.44m x 3.05m)

Polycarbonate roof, part brick built, fixed window panes, uPVC casement doors opening to garden, ceramic tiled flooring.

BEDROOM ONE 11'4 x 11'2 (3.45m x 3.40m)

Art deco style windows to the front of the property, picture rail, ceiling light point, fitted wardrobes with hanging and shelving space, radiator with thermostatic valve.

BEDROOM TWO 9'5 x 8'6 (2.87m x 2.59m)

Original floorboards, art deco style windows to the front of the property with secondary glazing, picture rail, centralised ceiling light point.

BATHROOM 8'0 x 5'8 (2.44m x 1.73m)

Fitted with corner bath, chrome fittings, shower attachment, vanity unit with storage under wash hand basin with chrome fittings, mirror cabinet over, low level W.C. centralised ceiling light point, radiator with thermostatic valve, stained and obscure glass windows to the side of the property, tiled floor to picture rail height, floor laid with lino.

OUTSIDE

FRONT GARDEN

Landscaped brick block hardstand proving parking for one car, raised mature plant borders.

SHARED DRIVEWAY

Shared driveway with side gate to rear garden.

REAR GARDEN

South facing garden landscaped to provide patio with brick built winding path to rear of garden, extensive mature planting, several seating areas, pergolas, archways, fence surround, two garden sheds.

WORKSHOP FORMERLY USED AS GARAGE

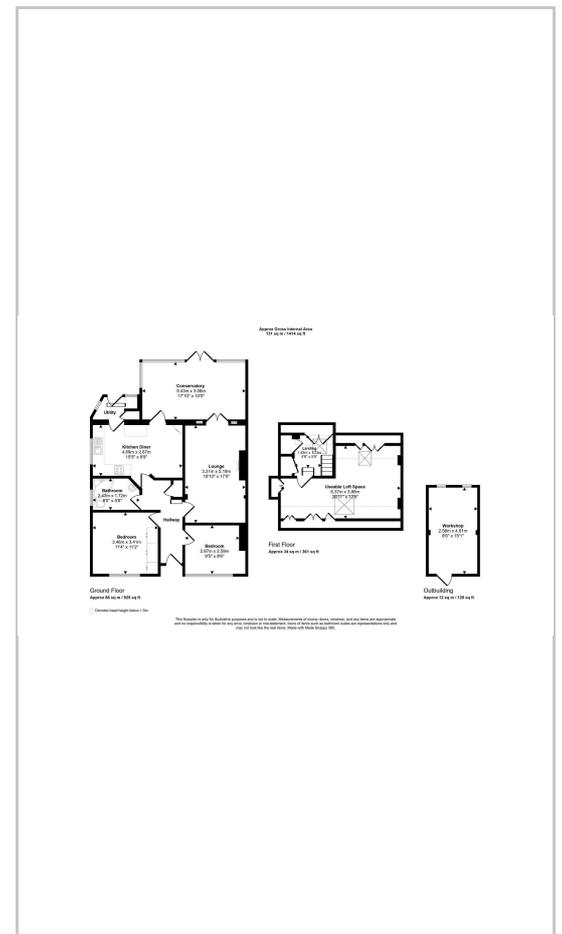
With power and light. Bike store to the front.

COUNCIL TAX BAND C

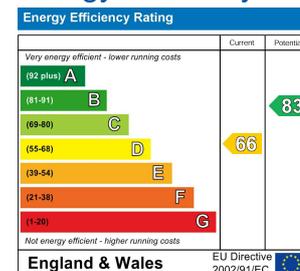
Area Map



Floor Plans



Energy Efficiency Graph



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