



## 23 Old School Place

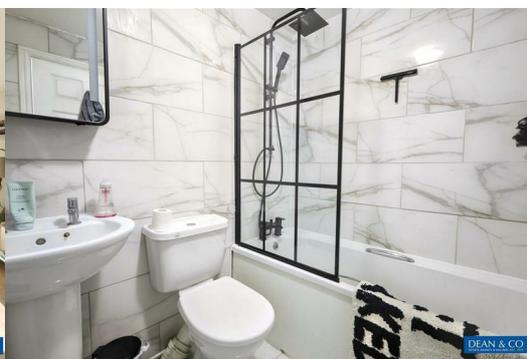
Hove, BN3 7FY

Offers In The Region Of £450,000



AN END OF TERRACE TOWN HOUSE SITUATED IN A POPULAR LOCATION BEING SOLD WITH NO ONWARD CHAIN

Situated between Hangleton Road and close to the junction with Stapley Road, with local shopping facilities at the Grenadier shopping parade as well as buses providing access to most parts of town, including the mainline railway stations with their commuter links to London. The property is also well situated for local amenities including doctors, dentist and schools as well as access to the A27.



## CANOPIED ENTRANCE

## UPVC DOOR

Leading to

## ENTRANCE HALLWAY

Two central ceiling light points, ceiling mounted smoke alarm, wall mounted thermostat control, double radiator, telephone point, wood effect laminate flooring.

## DOWNSTAIRS CLOAKROOM

With central ceiling light point, ceiling mounted extractor fan, wall mounted electric fuse board, double glazed window with obscure glass to side. Low level W.C., with pop up flush, wall mounted wash hand basin with tiled splash backs, radiator with thermostatic control, tiled flooring.

## KITCHEN 5'7 x 11'5 (1.70m x 3.48m)

Central ceiling light point with 3 downlighters, UPVC double glazed window to front of property. Modern fitted kitchen with range of eye level and base units comprising of cupboards and drawers with square edge work surfaces, stainless steel one and a half bowl sink and drainer unit with chrome mixer tap, integrated tall fridge/freezer, double oven with 4 burner gas hob above and extractor fan over, tiled flooring, space and plumbing for washing machine and dishwasher, cupboard housing gas central heating boiler.

## LOUNGE/ DINER 12'9 x 14'8 (3.89m x 4.47m)

Two ceiling light points, UPVC double glazed doors leading to rear garden with windows to side, radiator with thermostatic control, further double radiator with thermostatic control, understairs storage cupboard providing storage with shelving. Wood effect laminate flooring, telephone point and tv aerial point.

## STAIRS

Rising from hallway to

## FIRST FLOOR LANDING

With central ceiling light point, ceiling mounted smoke alarm, UPVC double glazed window to side.

## BEDROOM TWO 12'9 x 8'10 (3.89m x 2.69m)

Central ceiling light point, two UPVC double glazed windows, double radiator with thermostatic control. Fitted wardrobe providing hanging space and shelving.

## BEDROOM THREE 12'10 x 8'6 (3.91m x 2.59m)

Central ceiling light point, 2 UPVC double glazed windows to front of property, radiator with thermostatic control.

## BATHROOM 5'6 x 6'9 (1.68m x 2.06m)

Central ceiling light point, extractor fan, modern white suite with enclosed panelled bath with mixer tap and shower attachment, shower screen, low level wc., with push button flush, pedestal wash hand basin, tiled floor to ceiling, fully tiled floor. Door to airing cupboard with pressurised water cylinder, slatted shelving and hanging space.

## STAIRS FROM FIRST FLOOR LANDING

Leading to

## SECOND FLOOR LANDING

Central ceiling light point, ceiling mounted smoke alarm, UPVC double glazed window to side. Storage cupboard providing hanging space and shelving with eaves accessed behind for further storage. Door to

## BEDROOM ONE 11'0 x 12'11 (3.35m x 3.94m)

Central ceiling light point, hatch to boarded loft space, double radiator with thermostatic control, UPVC double glazed windows offering views of the South Downs. Storage cupboard with shelving. Door to

## EN SUITE BATHROOM

Ceiling light point, extractor fan. Shower cubicle with thermostatic shower and fully tiled surround, pedestal wash hand basin, low level push button wc., part tiled wall, radiator with thermostatic control, wall mounted mirrored medicine cabinet, shaver point, 'Velux' window, tiled flooring.

## OUTSIDE

## REAR GARDEN

Accessed from lounge/ Diner. Decked area leading to artificial lawn area, shrubbed borders, garden shed. Rear patio area leading to garage. Fenced surround.

## GARAGE 16'8 x 8'10 (5.08m x 2.69m)

With lighting and power, up and over door. Service door from garden. The garage is accessed via Old School Place, also with side access gate to rear garden.

## OUTGOINGS

The property is subject to a £167 service charge every 6 months for upkeep of the gardens and access road.

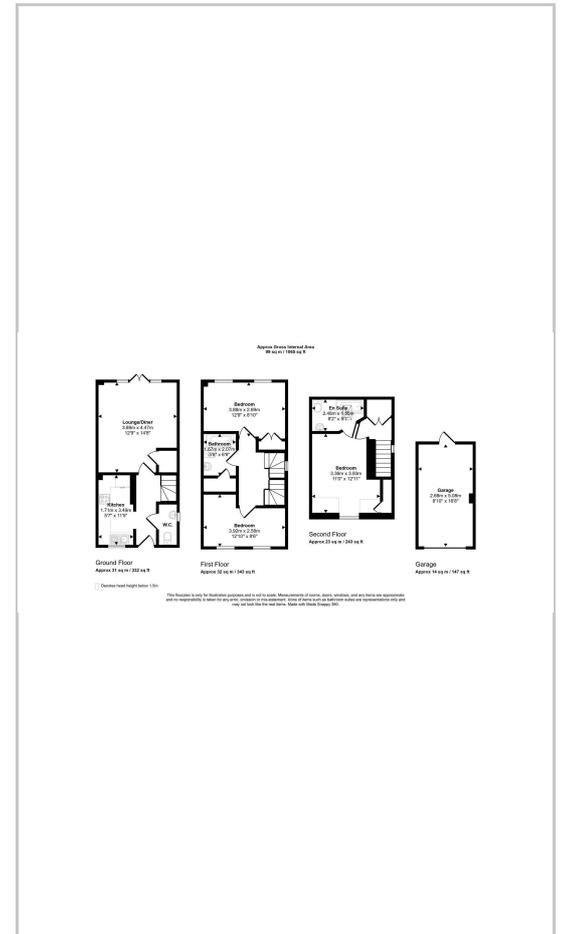
## COUNCIL TAX

Band D

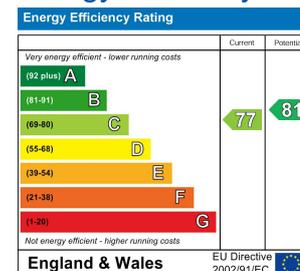
## Area Map



## Floor Plans



## Energy Efficiency Graph



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