



29 Grange Road

Hove, BN3 5HU

Offers In The Region Of £450,000



A WELL PRESENTED MID TERRACED HOUSE BORDERING POETS CORNER CLOSE TO LOCAL AMENITIES.

Situated between Portland Road and Milnthorpe Road. Local and extensive shopping facilities can be found in Portland Road as well as bus service to central Hove and Brighton. The property is also well positioned for Aldrington or Portslade railway stations as well as local schools. Hove seafront can be found to the South of the Kingsway.



FRONT DOOR

Double glazed front door with glazed upper panels, feature bridging double glazed window with obscure glass over.

ENTRANCE HALLWAY

Recessed spotlighting, exposed wood flooring, radiator with thermostatic valve.

THROUGH LOUNGE/DINING ROOM

LOUNGE AREA 10'6 x 9'6 (3.20m x 2.90m)

Westerly aspect with double glazed window to front, ceiling light point, picture rail, radiator with thermostatic valve, exposed wood flooring, freestanding central heating thermostat controls, picture rail, feature fireplace with open fire and slate hearth, two built in storage cupboards, floating shelving into chimney recess, T.V. aerial point, telephone point.

DINING AREA 13'9 x 10'11 (4.19m x 3.33m)

Easterly aspect with double glazed window looking onto rear garden, ceiling light point, exposed wood flooring, radiator with thermostatic valve, understairs storage cupboard housing gas, electric meters, electric consumer unit as well as providing storage, further storage cupboard with sensor lighting, door way to

KITCHEN 10'8 x 7'2 (3.25m x 2.18m)

Dual aspect to the south and east with two double glazed windows, double glazed door with fitted cat flap accessing rear garden, fitted range of eye level and base units comprising of cupboards and drawers with oversized handles, recessed under cupboard lighting, high gloss roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, tiled splashbacks, built in 'Stoves' four burner gas hob with stainless steel back board, feature extractor canopy over, 'Stoves' electric fan assisted oven under, space and plumbing for washing machine, integrated slimline dishwasher, space for larger style fridge freezer, cupboard housing 'Ideal' gas combination boiler (installed 2024), ceramic tiled flooring, recessed spotlighting, smoke detector.

STAIRS

Spindles to handrail leading to

FIRST FLOOR LANDING

Double glazed window with obscure glass, recessed spotlighting, built in wardrobe, hatch to loft space with fitted ladder.

BEDROOM ONE 10'9 x 8'11 (3.28m x 2.72m)

Easterly aspect with double glazed window overlooking rear garden, ceiling light point, picture rail, radiator with thermostatic valve.

BEDROOM TWO 10'8 x 8'8 (3.25m x 2.64m)

Westerly aspect with double glazed window to front, ceiling light point, picture rail, radiator with thermostatic valve.

BATHROOM

White bathroom suite comprising of low level W.C. pedestal wash hand basin with mixer tap, pop up waste, panelled bath with hot and cold taps, wall mounted mains shower, tiled surround to bath, chrome ladder style radiator, ceramic tiled flooring, recessed spotlighting, double glazed window with obscure glass, shelving to recess.

OUTSIDE

REAR GARDEN

Approximately 30ft in length. Easterly aspect with courtyard style paved patio, outside light points, shrub borders, palm tree, raised seating area to rear.

FRONT GARDEN

Dwarf wall enclosed small front garden.

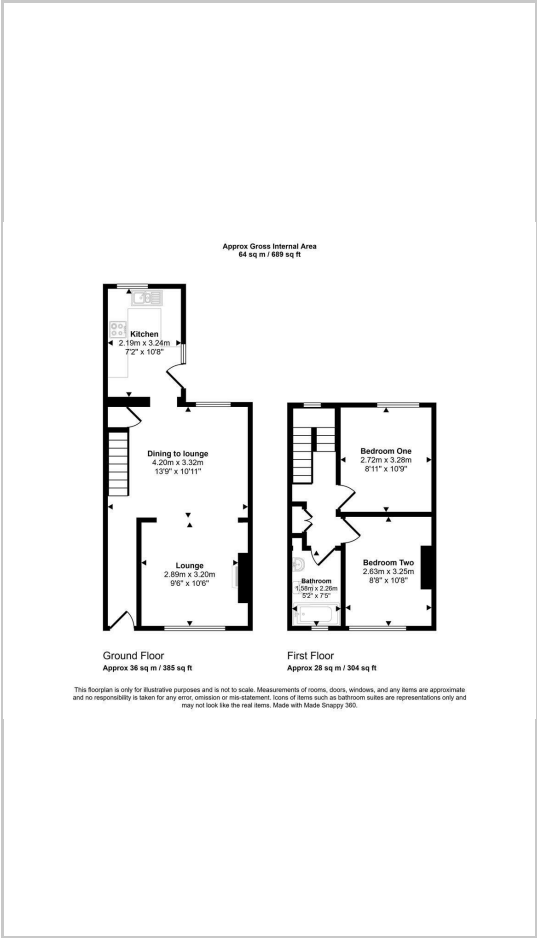
COUNCIL TAX

Band C

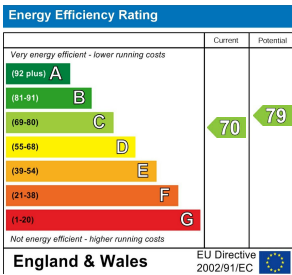
Area Map



Floor Plans



Energy Efficiency Graph



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