



## 19 Old School Place

Hove, BN3 7FY

Offers In The Region Of £450,000



A WELL PRESENTED 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.





CANOPY ENTRANCE

Outside lighting.

FRONT DOOR

Part glazed wooden door leading to

ENTRANCE HALLWAY

2 x pendant light fitting, mains fitted smoke alarm, radiator with thermostatic valve, wall mounted thermostatic control panel, wood effect laminate flooring.

CLOAKROOM

Ceiling light point, fully tiled flooring, wall mounted sink, pop up waste with tiled splashback, low level w.c., wall mounted radiator with thermostatic valve, double glazed window with obscured glass to front of property, extractor fan, RCD board, wall mounted mirror.

KITCHEN 6'1 x 11'6 (1.85m x 3.51m)

Ceiling light point, tiled flooring, range of eye level and base units comprising of cupboards and drawers, space and plumbing for dishwasher and washing machine, built in double 'Bosch' oven, gas ring above with extractor fan over, stainless steel splashback, integrated fridge and freezer, stainless steel one and half sink drainer, square edge work surfaces, cupboard housing 'Ideal' boiler with wall mounted controls for heating, double glazed window overlooking the front of the property.

LOUNGE/DINER 13' 1 x 15'5 (3.96m 0.30m x 4.70m)

2 x ceiling light point, wood effect laminate flooring, 2 x radiators, under stairs cupboard providing storage, tv point, telephone point, double glazed casement doors with fixed window to rear, giving access to rear garden.

STAIRS

With balustrade leading to

FIRST FLOOR LANDING

Ceiling light point, mains smoke alarm, radiator with thermostatic valve.

BEDROOM TWO 13'3 x 8'11 (4.04m x 2.72m)

Ceiling light point, built in wardrobes providing hanging and shelving space, 2 x double glazed windows overlooking the rear of the property.

BATHROOM 5'8 x 7'0 (1.73m x 2.13m)

Comprising white panelled bath with chrome fittings and hand held shower attachment, low level W.C., pedestal hand wash basin with chrome fittings, tiled splashbacks, radiator with thermostatic valve, airing cupboard providing shelving and immersion cylinder, extractor fan, shaver point.

BEDROOM THREE 13'1 x 8'8 (3.99m x 2.64m)

Ceiling light point, radiator with thermostatic valve, 2 x double glazed windows overlooking front of the property.

STAIRS

Leading to

SECOND FLOOR LANDING

Ceiling light point, mains smoke alarm, cupboard providing hanging and shelving storage with access to eaves.

BEDROOM ONE 11'1 x 13'0 (3.38m x 3.96m)

Ceiling light point, built in wardrobe offering hanging space, hatch to loft space, double glazed window overlooking the front of the property offering views of South Downs.

EN SUITE SHOWER ROOM 8'8 x 5'3 (2.64m x 1.60m)

Ceiling light point, shower cubicle with glass screen and chrome fittings, pedestal hand wash basin with chrome fittings, low level W.C., radiator with thermostatic valve, shaver point, extractor fan, fully tiled walls, fully tiled flooring, Velux window.

OUTSIDE

REAR GARDEN

South facing, laid with lawn with patio area, surrounded by wooden fence panelling, service door to garage, outside tap.

GARAGE 9'0 x 17'2 (2.74m x 5.23m)

Up and over door, service door, pitched roof, accessed via Stapley Road.

COUNCIL TAX

Band D

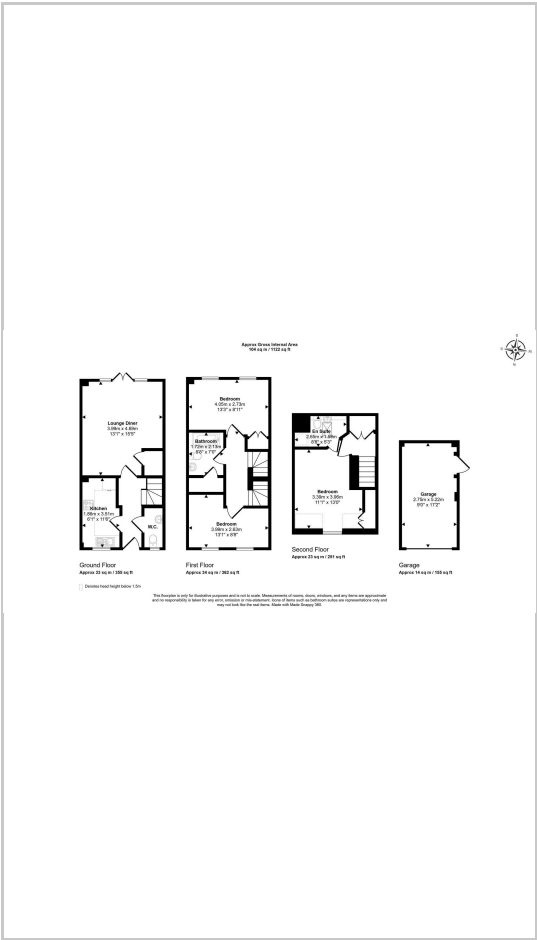
SERVICE CHARGE

For upkeep of communal grounds: £336.17

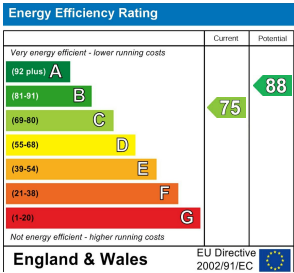
Area Map



Floor Plans



Energy Efficiency Graph



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