



79 Northease Drive

Hove, BN3 8PP

Offers In Excess Of £650,000



AN IMMACULATE DETACHED EXTENDED CHALET BUNGALOW WITH PRIVATE DRIVE AND GARAGE BEING SOLD WITH NO ONWARD CHAIN.

Situated in the popular Hangleton area of Hove. Buses pass close by providing access to central Hove and Brighton with their mainline railway stations offering commuter links to London. Local shops can be found in Hangleton Way and at the Grenadier shopping parade. Sainsburys Superstore is under one mile away. Open green spaces can be found at nearby St Helens' Park or Greenleas Recreation Park. Additional nearby recreational activities include Brighton Footgolf, West Hove Golf Club or take a leisurely stroll across the beautiful South Downs towards the Devil's Dyke. The property is also well situated for a drink or meal at the popular grade II listed Hangleton Manor pub and restaurant. Further amenities such as doctors, dentist and several 'Good' rated schools are nearby.



FRONT DOOR

Side entrance with double glazed front door with obscure glass panel over opening into

ENTRANCE HALLWAY

'L' shaped entrance hallway, hard wired smoke detector, recessed LED spotlighting, chrome light and power points, radiator with thermostatic valve, cupboard housing electric and gas meters as well as electric consumer unit, understairs storage cupboard.

BEDROOM FOUR 10'7 x 11'3 (3.23m x 3.43m)

South easterly aspect with double glazed bay window to front with fitted blinds, ceiling light point, radiator with thermostatic valve, T.V. aerial point.

BEDROOM TWO 11'2 x 14'11 (3.40m x 4.55m)

South easterly aspect with double glazed bay window with fitted blinds, ceiling light point, radiator with thermostatic valve.

STUDY/BEDROOM FIVE 11'1 x 6'11 (3.38m x 2.11m)

Westerly aspect with double glazed window to side with obscure glass, radiator with thermostatic valve.

SHOWER ROOM 6'5 x 5'1 (1.96m x 1.55m)

Recessed LED spotlighting, part tiled walls, tiled flooring, underfloor heating, chrome ladder style radiator, white low level W.C. with concealed cistern, vanity unit with inset sink with mixer tap and pop up waste, high gloss fronted storage cupboards under, walk in shower with aqua boarding and tiled surround, extractor fan, wall mounted mains shower with oversized showerhead and separate handheld body attachment, cupboard housing 'Glow-worm Energy 35C' gas central heating boiler as well as providing storage.

OPEN PLAN KITCHEN/FAMILY ROOM

KITCHEN AREA 21'9 x 10'10 (6.63m x 3.30m)

Fitted with extensive modern range of eye level and base units comprising of cupboards and drawers, square edge work surfaces and return, one and a half bowl sink and drainer unit with telescopic mixer tap, built in 'Hisense' electric induction hob, stainless steel backboard, feature extractor canopy over with vented extractor, 2 x built in 'Bosch' fan assisted electric ovens with storage over and under, integrated dishwasher, integrated washing machine, recessed under cupboard lighting, space for American style fridge freezer with bridging storage over, double glazed window to side with obscure glass, recessed LED spotlighting, laminate wood effect flooring.

FAMILY AREA 17'2 x 12'5 (5.23m x 3.78m)

Eye level landscape window to side with obscure glass, roof light, feature bi-folding doors with fitted blinds, access and views over rear garden and towards the South Downs, laminate wood effect flooring, T.V. aerial point, telephone point, two radiators with thermostatic valves.

STAIRS

Glass panelling to wooden hand rail, leading to

FIRST FLOOR LANDING

Hard wired smoke detector, ceiling light point, double glazed window to side with obscure glass, radiator with thermostatic valve, glass panelling to handrail.

BEDROOM ONE 13'0 x 11'11 (3.96m x 3.63m)

Westerly aspect with feature double opening casement doors with fixed double glazed window under with obscure glass, super views over rear garden, St Helen's Green, Foredown Tower and the South Downs. Recessed LED spotlighting, radiator with thermostatic valve, chrome light and power points, T.V. aerial point, door to dressing room.

DRESSING ROOM

Recessed LED spotlighting, extensive built in range of wardrobes with hanging space and shelving and drawers, door to 'Jack and Jill' bathroom.

FAMILY BATHROOM 9'0 x 10'6 (2.74m x 3.20m)

Jack and Jill style bathroom arrangement, door from first floor landing. Fitted with extensive built in low level storage with high gloss frontage, roll edge over shelf with concealed cistern with low level W.C. under. Feature wash basin with mixer tap, flip waste, panelled bath with centralised mixer tap and shower attachment, bath filler, pop up waste, aqua board frontage, walk in shower with wall mounted controls, oversized shower head and separate handheld body attachment, part tiled and part aqua boarded, non slip floor, shaver point, extractor fan, chrome ladder style radiator, part tiled walls and flooring, recessed LED spotlighting, double glazed window with obscure glass.

BEDROOM THREE 13'0 x 8'11 (3.96m x 2.72m)

Southerly aspect with double glazed 'Velux' window to front with fitted blackout blind, feature character sloping ceiling, three doors to eaves storage space, radiator with thermostatic valve, ceiling light point.

OUTSIDE

FRONT GARDEN

Laid to car hardstand, providing off street parking for several cars.

PRIVATE DRIVEWAY

Private driveway leading to garage.

GARAGE 8'2 x 17'0 (2.49m x 5.18m)

Up and over door, two windows, power source, light point, double glazed service door to side.

REAR GARDEN

In excess of 80ft in length. Westerly aspect with distant views to the South Downs and Foredown Tower. Landscaped to provide good sized paved patio, side access to driveway, inset lights into fascia, stainless steel handrail, glazed panelled inserts, centralised steps leading down to lower level patio terrace, covered pergola, exterior power points, remainder of garden laid to lawn with well stocked and established tree and shrub borders including fruit trees, centralised summerhouse to rear and shed

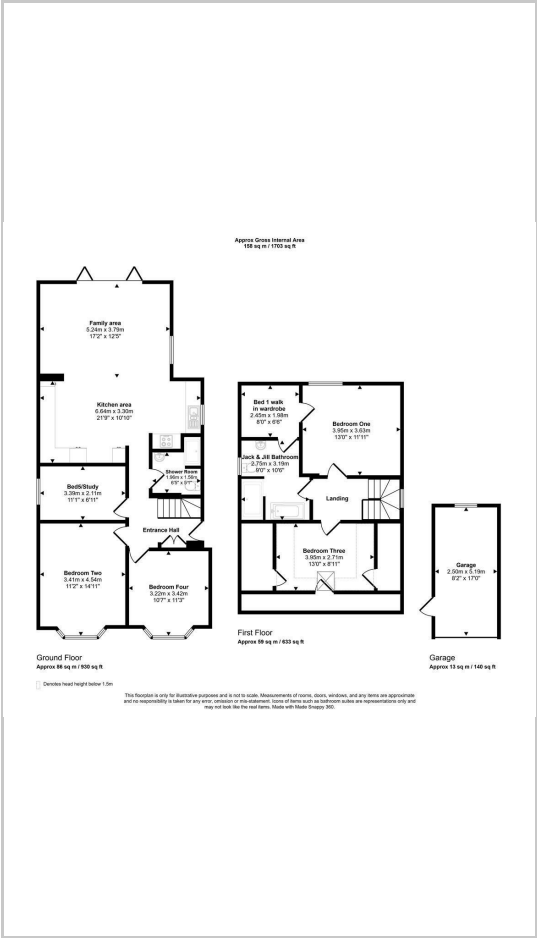
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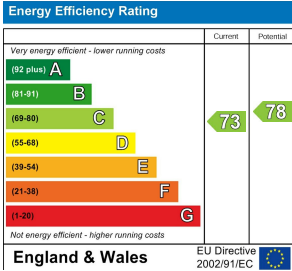
Area Map



Floor Plans



Energy Efficiency Graph



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