



139 Elm Drive

Hove, BN3 7JA

Offers In The Region Of £550,000



A SPACIOUS EXTENDED END OF TERRACE FAMILY HOUSE IN FAVOURED LOCATION.

Situated between Laburnum Avenue and Rowan Avenue with local shopping available at the Grenadier Shopping Parade. Buses pass by providing access to most parts of town including the mainline railway stations with their commuter links to London. The property is well situated for local schools, doctors, dentist and general amenities.



ENTRANCE PORCH

Double glazed windows and centralised casement doors and tiled flooring.

FRONT DOOR

Feature wooden front door with glazed centre panel leading to

ENTRANCE HALLWAY

Double glazed window to side, laminate wood flooring, radiator, picture rail, ceiling light point, smoke detector, wall mounted digital control panel for central heating, under stairs storage cupboard housing electric gas meters and electric consumer unit, further built in storage cupboard, cloaks storage cupboard with ceramic tiled flooring, light point and door to

CLOAK ROOM

Double glazed window with obscure glass, white low level W.C. corner wash basin with hot and cold taps, tiled splash backs, radiator with thermostatic valve and ceramic tiled flooring.

THROUGH LOUNGE/DINER 23'4 x 12'1 (7.11m x 3.68m)

Narrowing to 11'0 in Dining area.

LOUNGE

Westerly aspect with double glazed bay window to front with fitted shutters, coved ceiling, 4 x wall light points, radiator, T.V. aerial point, telephone point and feature archway to

DINING ROOM

Coved ceiling, ceiling light point, radiator with thermostatic valve, dado rail and concertina part glazed doors leading to

KITCHEN/BREAKFAST ROOM 15'0 x 10'0 (4.57m x 3.05m)

Minimum measurements. Fitted with an extensive range of high gloss fronted eye level and base units comprising of cupboards and drawers, high gloss roll edge work surfaces, tiled splash backs, one and a half bowl stainless steel sink and drainer unit with mixer tap, recently installed 'Kenwood' gas oven with 5 ring hob, feature splash back and extractor hood, recessed utility area with space and plumbing for washing machine, cupboard housing 'Vaillant' gas combination boiler for heating and hot water, radiator, varnished wood panelled ceiling, 3 x ceiling light points, further radiator to kitchen area, laminate wood flooring, space for fridge freezer, integrated dishwasher, further space for other appliances, corner display shelving, double glazed window to south and double glazed sliding patio door providing access to garden,

STAIRS

From entrance hall to

FIRST FLOOR LANDING

Dado level feature double glazed oriel window to side, smoke detector and ceiling light point.

BEDROOM ONE 11'1 x 10'5 (3.38m x 3.18m)

Easterly aspect with double glazed window over looking rear garden, coved ceiling and radiator with thermostatic valve.

BEDROOM THREE 10'2 x 8'11 (3.10m x 2.72m)

Westerly aspect with double glazed window to front with fitted shutters, coved ceiling, ceiling light point and radiator.

BEDROOM FOUR 8'11 x 6'7 (2.72m x 2.01m)

Westerly aspect with double glazed window to front with fitted shutters, coved ceiling, ceiling light point and radiator.

BATHROOM 6'5 x 6'4 (1.96m x 1.93m)

Fitted with white suite comprising of low level W.C. pedestal wash hand basin with mixer tap, bath with mixer tap and shower attachment, wall mounted electric 'Triton Amber 3' shower, glazed shower screen, chrome ladder style radiator, ceramic tiled flooring, fully tiled walls and double glazed window.

STAIRS

SECOND FLOOR LANDING

Double glazed window to side, ceiling light point and smoke detector.

BEDROOM TWO 14'3 x 8'6 (4.34m x 2.59m)

Part character sloping ceiling, easterly aspect room with double glazed window offering distant sea views and across town, recessed spot lighting, radiator with thermostatic valve, telephone point and eaves storage cupboard.

OUTSIDE

FRONT GARDEN

Laid to brick block hardstand providing off street parking for 2 cars.

DRIVEWAY

Shared driveway providing access to garden.

REAR GARDEN

Approximately 70ft in length. Easterly aspect, laid to good sized paved patio terrace, outside lighting, gate providing access to shared driveway, retaining wall to the end of the patio, leading onto garden lawn.

GARAGE 16'0 x 7'7 (4.88m x 2.31m)

Up and over door, power and lighting, independent consumer unit, window and door to garden.

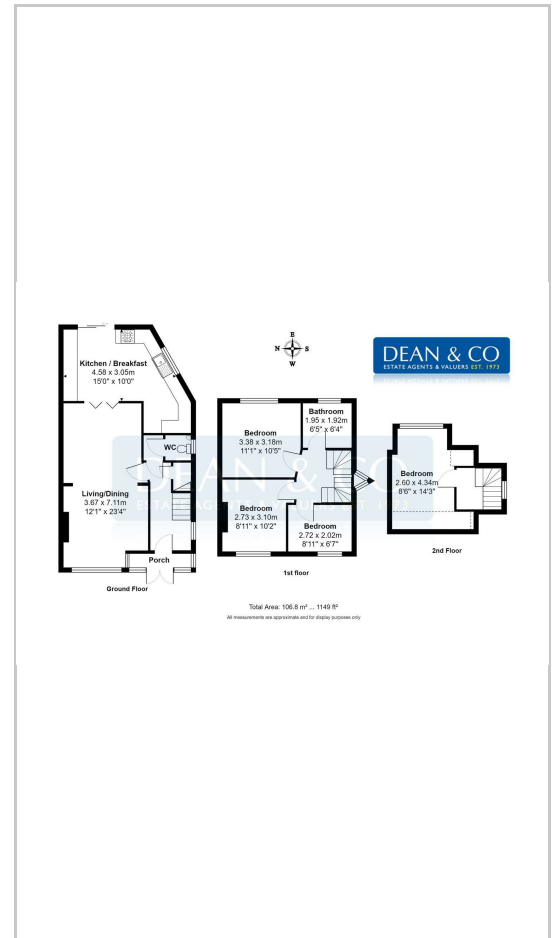
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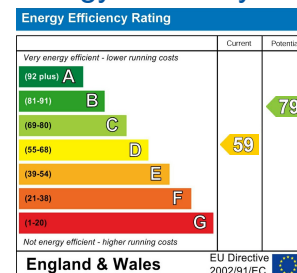
Area Map



Floor Plans



Energy Efficiency Graph



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