



## 67 Poplar Avenue

Hove, BN3 8PT

Offers In The Region Of £550,000



A WELL PRESENTED SEMI DETACHED FAMILY HOME IN CONVENIENT LOCATION

Situated between Northease Gardens and Ashlings Way with shopping facilities at the nearby Grenadier shopping parade. Buses pass by providing access to the town centre and mainline railway stations with their commuter links to London. The house is well situated for schools and amenities with doctors, dentist and library located in West Way.





COVERED ENTRANCE

With feature composite double glazed front door with double semi circular central panel, leading to

ENTRANCE HALLWAY

Double glazed window to the side of the front door, further double glazed window overlooking the side of the property, coved ceiling, ceiling light point, radiator, wall mounted central heating thermostatic control, under stairs storage cupboard housing, gas central heating boiler, electric meter, gas meter and electric consumer unit, water softener.

LOUNGE 13'1 x 11'5 (3.99m x 3.48m)

Westerly aspect with double glazed bay window with fitted blinds, overlooking the front of the property, central ceiling light point, laminate flooring, radiator, T.V. aerial point, part glazed door to room.

KITCHEN/DINER

DINING AREA 10'5 x 11'8 (3.18m x 3.56m)

Recess spot lighting, 2 x floor to ceiling radiators, T.V. aerial point, double glazed casement doors providing access to the rear garden.

KITCHEN AREA 7'2 x 10'6 (2.18m x 3.20m)

Being fitted with an extensive range of high gloss fronted eye level and base units comprising of cupboards and drawers with oversized chrome handles, recess under cupboard lighting, tiled splash backs, high gloss roll edge work surfaces, stainless steel single drainer sink unit with mixer tap with drinking water filtration, built in "Bosch" electric hob, extractor canopy over, separate eye level "Zanussi" oven with combination microwave oven over with storage over and under, integrated fridge/freezer, integrated washing machine and dishwasher, recess spot lighting. Double glazed window overlooking the rear garden.

STAIRS

Accessed from entrance hallway, leading to

FIRST FLOOR LANDING

Double glazed window to the side of the property, hatch to loft space.

SEPARATE W.C

Low level w.c., double glazed window with obscured glass, ceiling light point.

BATHROOM 6'4 x 5'10 (1.93m x 1.78m)

White panelled bath with mixer tap and wall mounted mains shower, vanity unit with inset sink with high gloss fronted storage cupboards under, chrome ladder style radiator towel rail, part tiled walls with feature tile to dado level, 2 x double glazed windows with obscured glass, former airing cupboard with shelving.

BEDROOM ONE 11'8 x 13'9 (3.56m x 4.19m)

Westerly aspect with double glazed bay window with black out blinds, overlooking the front of the property, ceiling light point, radiator.

BEDROOM TWO 10'1 x 11'7 (3.07m x 3.53m)

Easterly aspect with double glazed window with black out blinds, overlooking the rear of the property, ceiling light point, radiator.

BEDROOM THREE 7'10 x 7'8 (2.39m x 2.34m)

Easterly aspect with double glazed window overlooking the rear of the property, ceiling light point, radiator.

OUTSIDE

FRONT GARDEN

Being laid to brick block hard stand providing off street parking.

REAR GARDEN

Approximately 70ft in length, easterly aspect with good sized decked terrace with outside water tap, gate providing side access, garden shed, steps down from terrace to lawned garden with well stocked and established tree and shrub borders, patio terrace to rear of the garden.

GARDEN OFFICE

Timber construction with double glazed windows and door, power and lighting, perfect office space or reading room.

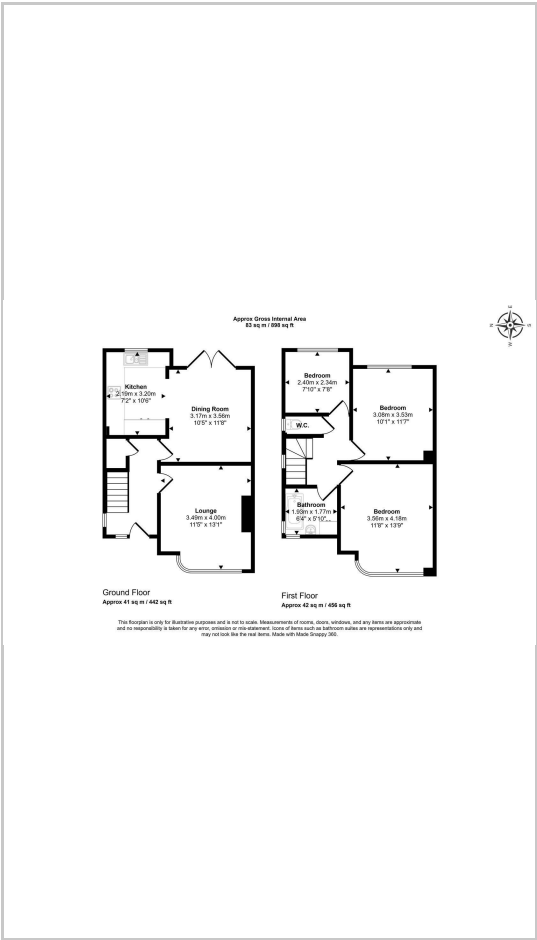
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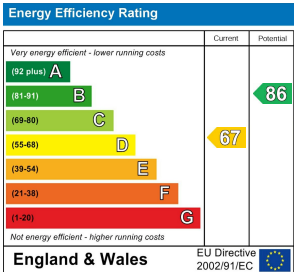
Area Map



Floor Plans



Energy Efficiency Graph



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