



24 High Park Avenue

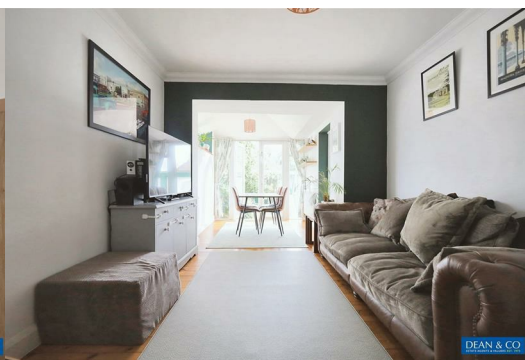
Hove, BN3 8PE

Offers In Excess Of £500,000



A WELL PRESENTED SPACIOUS EXTENDED SEMI DETACHED CHALET BUNGALOW SITUATED ON A CORNER PLOT OFFERING SEA VIEWS.

Located between Lark Hill and Burwash Road with local shopping facilities available in Burwash Road and the Grenadier shopping parade. Buses pass by providing access to all parts of town including the mainline railway stations with their commuter links to London.



SIDE ENTRANCE

Steps up to uPVC part glazed front door opening into

PORCH

Inner part glazed door opening into

ENTRANCE HALLWAY

Exposed floorboards, wall mounted radiator with thermostatic valve, two downlighters, boxed in electric meter and board, above front door, control panel for property alarm system.

BEDROOM FOUR 9'2 x 8'0 (2.79m x 2.44m)

Exposed wooden flooring, double glazed bay window to the front of the property, wall mounted radiator with thermostatic valve, ceiling light point, coved ceiling.

BEDROOM ONE 15'3 x 10'10 (4.65m x 3.30m)

Exposed wooden floorboards, fireplace with mantle and hearth, gas insert fire, built in wardrobes with hanging and shelving, ceiling light point, three wall mounted lights, coved ceiling, double glazed window to the front of the property with radiator beneath.

LOUNGE 13'7 x 10'3 (4.14m x 3.12m)

Exposed wooden floorboards, corner feature fire with gas insert, ceiling light point, coved ceiling, T.V. aerial point, telephone point, opening into

DINING AREA 8'3 x 7'9 (2.51m x 2.36m)

Exposed wooden flooring, wall mounted radiator with thermostatic valve, casement doors opening to the rear garden, fixed pane with obscure glass to the side, opening into

KITCHEN 15'9 x 9'9 (4.80m x 2.97m)

Also accessed from entrance hallway. Fitted with a range of eye level and base units comprising of cupboards and drawers, granite work surfaces, stainless steel insert sink with mixer tap, space and plumbing for gas range cooker, extractor over, tiled splashbacks, wall mounted 'Vaillant' combination boiler, space and plumbing for washing machine, space and plumbing for dishwasher, space for tall appliance, radiator with thermostatic valve, coved ceiling, two double glazed windows to the side of the property offering distant sea views, floor laid with wood effect laminate, mains operated heat detector.

CLOAK ROOM

Fitted with low level W.C. wall mounted radiator with thermostatic valve, small sink with chrome mixer tap, tiled splashback, mirror, extractor.

STAIRCASE

From entrance hallway, double glazed window to the side of the property, leading to

FIRST FLOOR LANDING

Mains operated smoke detector, ceiling light point.

BEDROOM TWO 12'0 x 18'3 (3.66m x 5.56m)

Dual aspect to the south and west with 2 x 'Velux' windows ,two radiators with thermostatic valves, fixed pane double glazed window to side offering direct views to sea, part character sloping ceiling, four ceiling light points, door to eaves storage cupboard, wood effect laminate flooring.

BEDROOM THREE 10'3 x 9'3 (3.12m x 2.82m)

Easterly aspect with double glazed window over looking rear garden, ceiling light point, radiator, built in wardrobe with hanging space, wood effect laminate flooring.

BATHROOM 6'6 x 8'8 (1.98m x 2.64m)

Fitted with low level W.C. white panelled bath with chrome fittings, wash hand basin with chrome fittings, corner shower with rainfall style rinser attachment and jets, radiator towel rail, two ceiling light points, wood effect hard flooring, double glazed window with obscure glass to the rear of the property.

OUTSIDE

FRONT GARDEN

Laid to lawn with mature planting, raised beds.

PRIVATE DRIVEWAY

Providing off street parking for several cars. Cupboard with gas meter, outside water tap. Double opening doors leading to rear garden and

DOUBLE GARAGE AND WORKSHOP

One up and over door, one service door, one double opening door, power and light points.

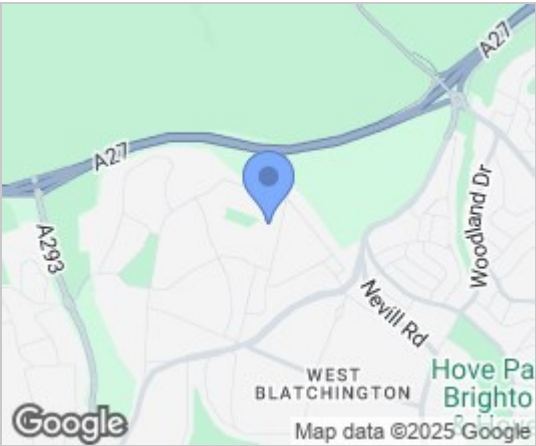
REAR GARDEN

Accessed from dining area, steps down to lawn, part deck terrace, shingle, mature planting with raised beds.

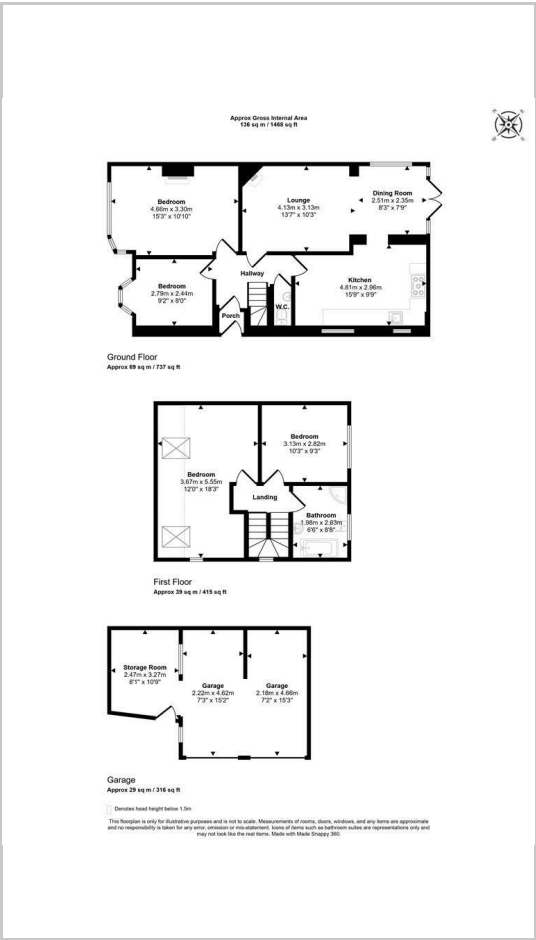
COUNCIL TAX

Band C

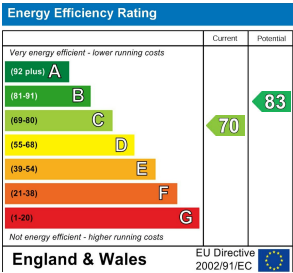
Area Map



Floor Plans



Energy Efficiency Graph



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