



## 41 Broad Rig Avenue

Hove, BN3 8EW

Offers In The Region Of £500,000



A SPACIOUS SEMI DETACHED SPLIT LEVEL BUNGALOW SITUATED IN THE FAVOURED HANGLETON VALLEY AREA.

Situated between Cowdens Close and Downsview with local shopping facilities available in Hangleton Way and Towns Corner, Sainsburys superstore is a miles walk away. Buses pass in Hangleton Way providing access to most parts of town, including the mainline railway stations. St Helens Green and Greenleas Park are located within half a mile of the property. Downland walks, West Hove golf course and Hangleton Manor are also located nearby.





FRONT DOOR

Part double glazed composite front door opening into

ENTRANCE HALL

Ceiling light point, radiator with thermostatic valve, meter cupboard, wall mounted central heating controls, composite tile effect flooring, door to cloakroom and part glazed door to inner hallway.

CLOAK ROOM

Fitted with low level level W.C. pop up waste, pedestal wash hand basin with chrome fittings, ceiling light point, radiator with thermostatic valve, extractor fan, composite tile effect flooring, double glazed window with obscure glass to the front of the property.

HALLWAY

Radiator with thermostatic valve, ceiling light point, mains operated smoke detector, wall mounted controls heating and water.

LOUNGE 13'7 x 12'6 (4.14m x 3.81m)

Ceiling light point, double glazed window to the front of the property offering views towards The South Downs, Foredown Tower, radiator beneath with thermostatic valve, T.V. aerial point, telephone point, wall mounted electric heater.

KITCHEN/DINER

DINING AREA 8'8 x 10'0 (2.64m x 3.05m)

Laid with composite tile effect flooring, TV point, space for dining table, hatch providing access to loft space, housing Worcester Bosch condensing boiler and back-up immersion tank. Double glazed door leading to the lean to

KITCHEN 8'10 x 7'8 (2.69m x 2.34m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, stainless steel one and a half bowl sink and drainer unit with chrome fittings, integrated dishwasher, integrated fridge/freezer, electric oven, electric hob, extractor over, radiator with thermostatic valve, ceiling light point, composite tile effect flooring, double glazed window to the front of the property with views of The Downs.

STEPS UP TO

LANDING

From hallway, ceiling light point, mains operated smoke detector, hatch to loft space, radiator with thermostatic valve, airing cupboard with radiator and shelving.

BEDROOM ONE 8'2 x 12'4 (2.49m x3.76m)

Fitted wardrobe, ceiling light point, double glazed window to rear overlooking garden, radiator beneath, T.V. aerial point.

BEDROOM TWO 8'8 x 10'8 (2.64m x 3.25m)

Double glazed window to the rear of the property looking over garden, radiator with thermostatic valve, T.V aerial point, ceiling light point.

BEDROOM THREE 7'1 x 9'1 (2.16m x 2.77m)

Ceiling light point, double glazed window to the rear overlooking garden, radiator with thermostatic valve.

SHOWER ROOM 5'4 x 8'0 (1.63m x 2.44m)

Fitted with large shower cubicle, chrome fittings, storage unit with inset wash hand bow with mirror fronted cabinet over, low level W.C. with pop up waste, extractor fan, part tiled walls, wood effect lino flooring, radiator with thermostatic valve, radiator towel rail, centralised ceiling light point, two double glazed windows with obscure glass to the side of the property.

LEAN-TO

Accessed from kitchen or door with obscure glass to the front of the property or further door opening to rear garden, outside tap.

UTILTY ROOM 7'1 x 6'11 (2.16m x 2.11m)

Space and plumbing for washing machine, space for two other appliances (e.g. undercounter fridge and tumble dryer), additional power points, ceiling light point, hanging space, double glazed window to the rear of the property.

OUTSIDE

REAR GARDEN

Landscaped to provide patio, step to further patio, summerhouse, further step to lawn, steps to sun deck, mature planting and trees.

FRONT GARDEN

Laid to lawn with path to front door.

PRIVATE DRIVEWAY

Private driveway providing off street parking for several cars leading to

STORE 8'3 x 8'0 (2.51m x 2.44m)

Up and over door with light and power.

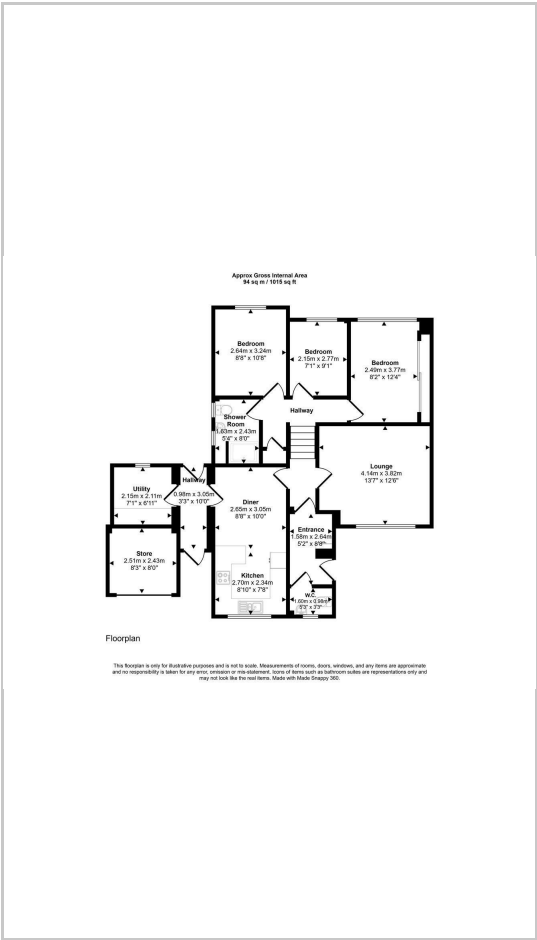
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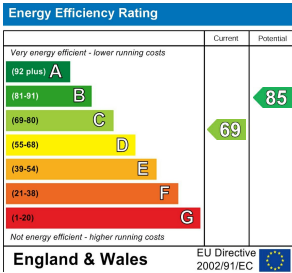
Area Map



Floor Plans



Energy Efficiency Graph



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