



## 15 Farmway Close

Hove, BN3 8AE

Offers In The Region Of £450,000



A RARELY AVAILABLE SEMI-DETACHED BUNGALOW IN FAVOURED CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in an attractive cul-de-sac, Greenleas Park and St Helens Green are located nearby. Shopping facilities can be found in Hangleton Way or at the Grenadier shopping parade. The property is also ideally situated for local schools, library, doctor/dental surgeries and the popular Hangleton Manor. Regular local bus services provide access to central Hove & Brighton, and its mainline railway stations with commuter links to London.



## SIDE OPEN PORCH

Open porchway with light point.

## FRONT DOOR

Double glazed composite front door opening to

## ENTRANCE HALLWAY

'L' shaped entrance hallway with ceiling light point, picture rail, radiator with thermostatic valve, over shelf, cupboard with electric meter and consumer unit, further cloaks storage cupboard housing additional electric fuse board, gas meter and storage, wall mounted central heating thermostat control, hatch to loft space with fitted ladder, further built in airing cupboard with slatted shelving.

## LOUNGE 14'10 x 10'5 (4.52m x 3.18m)

South westerly aspect with double glazed window overlooking front garden as well as offering views towards Greenleas Park, coved ceiling, picture rail central ceiling light point, two wall light points, radiator with thermostatic valve, T.V. aerial point, telephone point, feature fireplace.

## KITCHEN 9'10 x 9'2 (3.00m x 2.79m)

South/easterly aspect with double glazed window to side, coved ceiling, ceiling light point, fitted range of eye level and base units comprising of cupboards and drawers, under cupboard lighting, roll edge work surfaces, built in four burner gas hob with gas oven and grill under, extractor hood over, space for under counter fridge and washing machine, stainless steel one and a half bowl sink and drainer unit with mixer tap, corner display with shelving, tiled splashbacks, wall mounted 'Worcester' gas combination boiler for heating and hot water, radiator with thermostatic valve, concertina door from hallway with glazed upper panels, telephone point, part glazed door to rear of kitchen leading to

## LOBBY 5'5 x 4'11 (1.65m x 1.50m)

Two double glazed windows, double glazed door providing access to garden, radiator, ceiling light point, door to

## SEPARATE W.C.

Double glazed window with obscure glass, white low level W.C. wall mounted wash basin with hot and cold taps, tiled splashbacks, radiator, extractor fan.

## BEDROOM ONE 12'9 x 8'3 wardrobe fronts (3.89m x 2.51m wardrobe fronts)

Easterly aspect with double glazed window looking onto rear garden, coved ceiling, picture rail, light point, radiator with thermostatic valve, extensive built in range of wardrobes providing hanging space and shelving, two wall light points. Telephone point.

## BEDROOM TWO 10'11 x 9'1 (3.33m x 2.77m)

South westerly aspect with double glazed bay window to front, ceiling light point, coved ceiling, picture rail, TV aerial point, radiator with thermostatic valve, built in storage cupboard with shelving.

## BATHROOM 6'5 x 6'1 (1.96m x 1.85m)

Double glazed window with obscure glass, white low level W.C. vanity unit with inset sink with hot and cold taps, storage cupboard under, ladder style radiator, extractor fan, walk-in bath tub with opening door, mixer tap, wall mounted thermostatic shower, fully tiled walls.

## OUTSIDE

### FRONT GARDEN

Laid to paved patio, feature shrubs.

### DRIVEWAY

Shared driveway leading to parking space. Outside water tap.

### GARAGE 17'2 x 10'5 (5.23m x 3.18m)

Detached garage with remote controlled up and over door, outside lighting, power and light points.

### REAR GARDEN 38' x 40' (11.58m x 12.19m)

Approximately 38ft in depth, in excess of 40ft in width. South easterly aspect, landscaped to provide paved patio area with outside light point, gate providing access to driveway, step up with handrail leading to lawned garden, centralised path, well stocked and established shrub borders, greenhouse, garden shed, summer house, double opening doors, outside water tap.

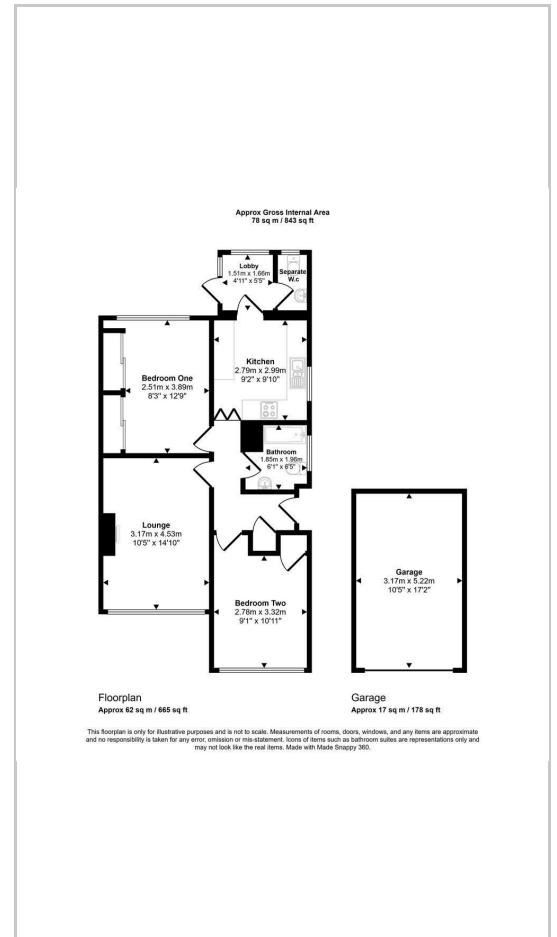
## COUNCIL TAX

Band C

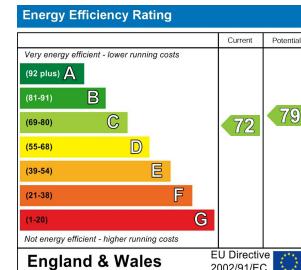
## Area Map



## Floor Plans



## Energy Efficiency Graph



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