



28 Wayfield Avenue

Hove, BN3 7LW

Offers In The Region Of £425,000



A MODERN TERRACED HOUSE SITUATED IN A FAVOURED LOCATION BEING OFFERED FOR SALE WITH NO ONWARD CHAIN

Situated off Holmes Avenue. Local shopping facilities are available in Old Shoreham Road, Elm Drive and Hangleton Road. Buses can be found in Holmes Avenue providing access to town. Aldrington railway station is located within half a mile of the property. The house is also well situated for local amenities including doctors, dentist, library and schools.



CANOPIED ENTRANCE

Light point.

FRONT DOOR

Double glazed front door opening to

ENTRANCE LOBBY

Ceiling light point, radiator with thermostatic valve, door to

LOUNGE 15'8 x 10'7 (4.78m x 3.23m)

Northerly aspect with double glazed window to front, ceiling light point, radiator with thermostatic valve, T.V aerial point, telephone point, door to rear of room leading to

KITCHEN/DINER 13'6 x 11'6 (4.11m x 3.51m)

Southerly aspect with double glazed window, double glazed sliding patio door providing access to garden, two ceiling light points, laminate wood flooring, radiator with thermostatic valve, understairs storage cupboard housing electric consumer unit, electric and gas meters as well as providing storage. Fitted with an extensive range of eye level and base units with feature 'D' shaped handles, white worksurface with stainless steel underslung one and a half bowl sink with mixer tap, space and plumbing for washing machine, built in 'Neff' electric fan assisted ovens with hide and slide door to lower oven, storage over and under, integrated fridge freezer, built in 'Neff' induction hob, feature splashback behind and extractor hood over, tiled splashbacks, housing for 'Worcester' gas combination boiler for heating and hot water, adjacent digital control panel.

STAIRS

From entrance hall leading to

FIRST FLOOR LANDING

Ceiling light point, hatch to loft space with fitted ladder.

BEDROOM ONE 11'7 x 10'3 (3.53m x 3.12m)

Northerly aspect with two double glazed windows to front, two radiators with thermostatic valve, ceiling light point, built in double wardrobe with hanging space and shelving, door to

EN SUITE WET ROOM

Double glazed window with obscure glass, extractor fan, ceiling light point, radiator with thermostatic valve, white low level W.C. pedestal wash hand basin with mixer tap, pop up waste, wall mounted 'Mira Advance' electric shower, handrail and seat, low level screening, curtain rail over, part tiled walls.

BEDROOM TWO 10'7 x 7'8 (3.23m x 2.34m)

Southerly aspect with double glazed window overlooking rear garden, ceiling light point, radiator with thermostatic valve, built in double wardrobe with hanging rail and shelving.

BEDROOM THREE 10'10 x 5'7 (3.30m x 1.70m)

Southerly aspect with double glazed window overlooking garden, ceiling light point, radiator with thermostatic valve, built in double wardrobe, telephone point.

WET ROOM (FORMERLY BATHROOM)

Ceiling light point, extractor fan, white low level W.C. pedestal wash hand basin with hot and cold taps, radiator with thermostatic valve, shower area with fitted low level screening, high level shower curtain, wall mounted 'Mira Advance' electric shower, fitted seat and handrail.

OUTSIDE

FRONT GARDEN

Shrub border.

PARKING SPACES

Parking space for two cars.

REAR GARDEN

Approximately 35ft in length. Southerly aspect, landscaped to brick patio area, external power sockets, light point, extendable awning, path leading to rear section of garden laid with shingle stone, mature shrubs, gate to rear providing side access to remove garden debris.

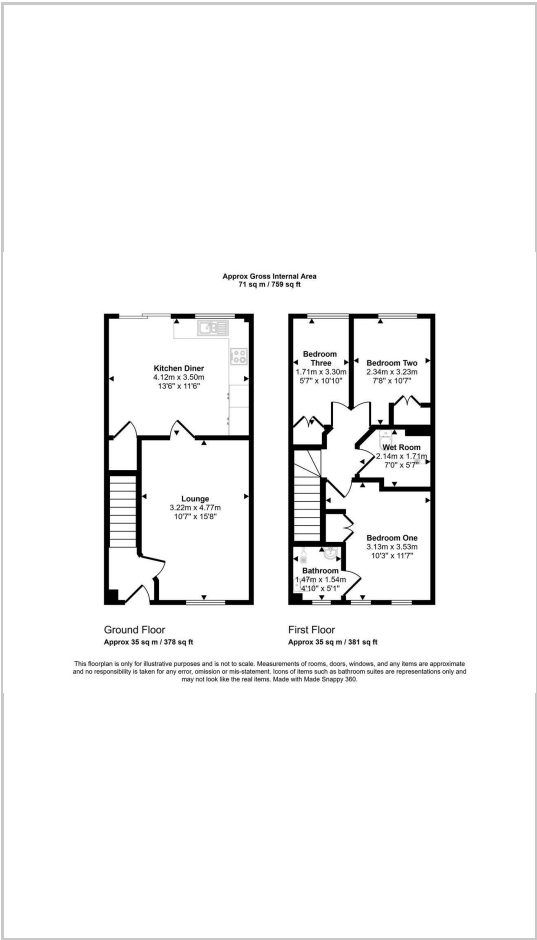
COUNCIL TAX

Band D

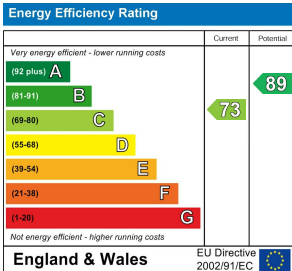
Area Map



Floor Plans



Energy Efficiency Graph



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