



69 Northease Drive

Hove, BN3 8PP

Offers In The Region Of £550,000



A MUST SEE INDIVIDUALLY DESIGNED EXTENDED DETACHED PROPERTY IN CONVENIENT LOCATION.

Situated between Spencer Avenue and Sherbourne Road. Buses pass by in Poplar Avenue providing access to most parts of town and mainline railway stations with their commuter links to London. Local shops can be found in Hangleton Way and at the Grenadier shopping parade. The property is well situated for local doctors, dentists, schools as well as Downland walks.



COVERED SIDE ENTRANCE

Wall light point.

FRONT DOOR

Double glazed front door leading to

ENTRANCE HALL

Hard wired smoke detector, recessed LED spotlighting, built in storage cupboard housing electric consumer unit, electric meter and gas meter, as well as providing storage, built in cloaks storage with cupboard over, laminate wood flooring.

OPEN PLAN LIVING/KITCHEN SPACE 21'7 x 15'8 (6.58m x 4.78m)

LOUNGE DINER

Dual aspect with double glazed window to side, double opening casement doors providing access to garden, recessed LED spotlighting, 2 x feature oblong radiator with thermostatic valves, T.V aerial point, laminate wood flooring, understairs built in storage, feature brick fireplace with open fireplace.

KITCHEN AREA

Fitted with a range of eye level and base units comprising of cupboards and drawers, wood block square edge work surfaces, mixer tap with underslung 'Butler' sink, space and plumbing for dishwasher, further space for other electrical appliances, freestanding cooker, tiled splashback, extractor hood, double glazed window looking onto rear garden, hard wired smoke detector, LED spotlighting.

BATHROOM/UTILITY

2 x double glazed windows with obscure glass, extractor fan, recessed LED spotlighting, part tiled walls, tiled flooring, white low level W.C. tiled panelled bath with wall mounted controls for hot/ cold taps & spout, bath filler, built in storage unit with wood block surface over with freestanding wash bowl, offset mixer tap, space and plumbing for washing machine, wood block over shelf, chrome ladder style radiator.

BEDROOM TWO 14'11 x 11'5 (4.55m x 3.48m)

Double glazed bay window overlooking front garden, radiator with thermostatic valve, laminate wood flooring, ceiling light point.

BEDROOM THREE 11'6 x 10'8 (3.51m x 3.25m)

Double glazed bay window to front, ceiling light point, radiator with thermostatic valve, laminate wood flooring.

STAIRS TO FIRST FLOOR

Stair case from rear of lounge leading to:

FIRST FLOOR LANDING

Recessed spotlighting, hardwired smoke detector, laminate wood flooring.

BEDROOM ONE 14'6 x 12'10 (4.42m x 3.91m)

Dual aspect to the north and west with 'Velux' window to side with fitted blackout blind, double glazed casement windows overlooking rear garden as well as offering extensive views to the South Downs & Foredown Tower, part character sloping ceilings, ceiling light point, radiator with thermostatic valve, built in wardrobes and fitted drawers.

BEDROOM FOUR 14'0 x 9'7 (4.27m x 2.92m)

Dual aspect with 2 x 'Velux' windows with fitted blackout blinds, radiator with thermostatic valve, built in drawers, laminate wood flooring, character sloping ceiling.

SHOWER ROOM

Ceiling light point, extractor fan, double glazed window with obscure glass, cupboard housing 'Baxi' gas combination boiler for heating and hot water, white low level W.C. vanity unit with inset sink with mixer tap and pop up waste, high gloss fronted storage cupboards under, chrome ladder style towel rail, part tiled walls, tiled flooring, tiled shower enclosure with fitted shower tray, feature oversized shower head with separate handheld body attachment, wall mounted controls.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders.

PRIVATE DRIVE

Providing off street parking.

REAR GARDEN

Approximately measuring in excess of 60ft in length x 30ft width, west northerly aspect. Good sized sleeper deck terrace, side access to front of property, step down to remainder of garden which is laid to lawn with tree and shrub borders, outside water tap and light point.

COUNCIL TAX

Band D

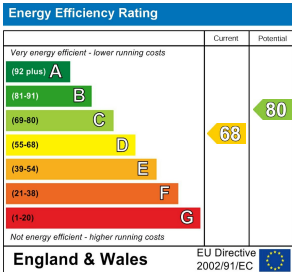
Area Map



Floor Plans



Energy Efficiency Graph



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