



16 Park Rise

Hove, BN3 8PG

£375,000



AN EXTENDED SEMI DETACHED BUNGALOW IN FAVOURED LOCATION WITH GOOD SIZED GARDEN BEING SOLD WITH NO ONWARD CHAIN.

Situated in Park Rise between Lark Hill and Northease Drive with local shopping facilities available in Burwash Road or at the Grenadier shopping parade. Buses pass by in Lark Hill providing access to most parts of central Hove and Brighton, including mainline railway stations with their commuter links to London.



SIDE OPEN PORCHWAY

Light point.

FRONT DOOR

Composite front door with 2 oblong upper glass panes.

ENTRANCE HALLWAY

'L' shaped hallway with ceiling light point, picture rail, telephone point, radiator, hatch to loft space, wall mounted central heating thermostat control.

LOUNGE 13'2 x 10'2 (4.01m x 3.10m)

Easterly aspect with double glazed bay window to front looking onto front garden, ceiling light point, radiator, T.V aerial point, feature fireplace with wooden surround, fitted electric fire.

KITCHEN 9'2 x 8'2 (2.79m x 2.49m)

Double glazed window to side, ceiling light point, fitted with range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, tiled splash backs, stainless steel one and a half bowl sink and drainer unit with mixer tap, space for cooker, corner display shelving, wall mounted 'Worcester' gas combination boiler for heating and hot water, single glazed window and doorway leading to

DINING/UTILITY ROOM 19'0 x 9'8 (5.79m x 2.95m)

UTILITY AREA

Feature lead single glazed porthole window to side, space and plumbing for washing machine, space for other appliances, centre storage cupboards with roll edge work surface over and wall mounted eye level storage cupboard, electric consumer unit, ceiling light point.

DINING AREA

Ceiling light point, radiator, T.V aerial point, 2 x double glazed windows, centralised double glazed casement doors providing access to garden as well as offering distant view to sea, single glazed window with opening upper vents looking into bedroom one.

BEDROOM ONE 13'3 x 10'2 (4.04m x 3.10m)

Ceiling light point, radiator, extensive range of built in wardrobes providing hanging space and shelving with mirror fronted sliding doors, single glazed window looking into dining room.

BEDROOM TWO 8'5 x 7'3 (2.57m x 2.21m)

Dual aspect to the east and north with double glazed window to front and feature double glazed lead and coloured glass window to side, ceiling light point, radiator with thermostatic valve.

BATHROOM 5'5 x 5'3 (1.65m x 1.60m)

Fully tiled walls, double glazed window with obscure glass to side with fitted extractor, 2 x recessed ceiling lights, low level W.C. pedestal wash hand basin with mixer tap and pop up waste, panelled bath with mixer tap and shower attachment, radiator, tiled flooring.

OUTSIDE

FRONT GARDEN

Laid to brick block car hardstand providing off street parking.

REAR GARDEN 90' (27.43m)

Approximately 90ft length. Westerly aspect. Paved patio terrace, outside water tap, gate providing side access to shared driveway. lawn, well stocked and established shrub borders, garden shed.

SHARED DRIVEWAY

Shared driveway leading to

GARAGE

Single garage with up and over door, pitched roof.

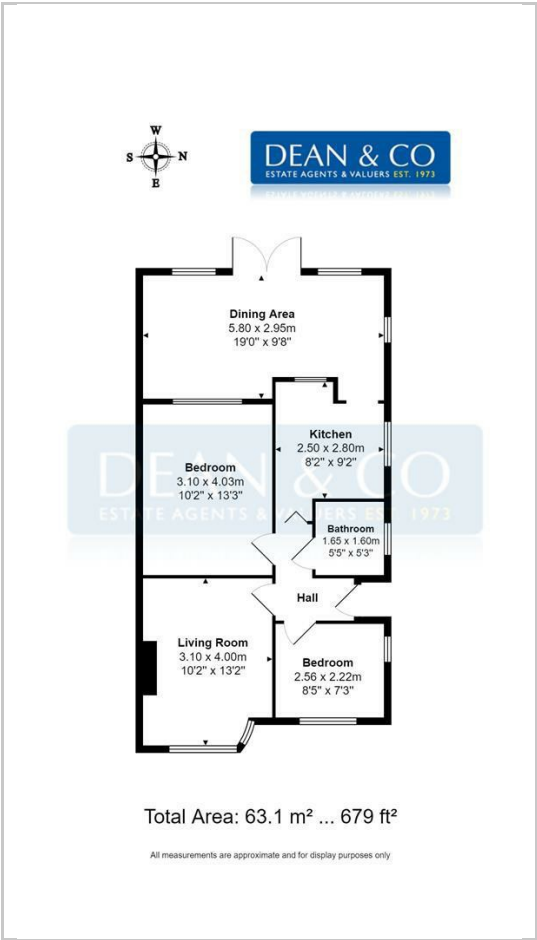
COUNCIL TAX

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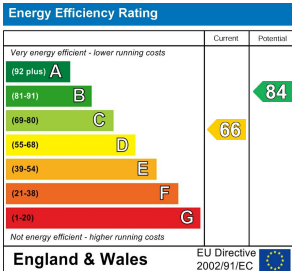
Area Map



Floor Plans



Energy Efficiency Graph



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