



51 Northease Drive

Hove, BN3 8PP

Offers In The Region Of £600,000



A WELL PRESENTED, THOUGHTFULLY PLANNED, SPACIOUS EXTENDED SEMI-DETACHED FAMILY HOUSE IN CONVENIENT LOCATION

Situated between Poplar Close and Spencer Avenue. 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.



ENTRANCE PORCH

Upvc construction with centralised door, wall light point.

FRONT DOOR

Double glazed door with glazed upper panel leading to

ENTRANCE HALLWAY 14'10" in length (4.52 in length)

2 x ceiling light points, hard wired smoke detector, radiator, laminated wood flooring, telephone point, wall mounted central heating thermostatic control, under stairs storage cupboard housing electric consumer unit and meter with light point. Feature lead and coloured glass window providing borrowed light to Dining room/Bed5.

LOUNGE 13'9" x 12'7" (4.19 x 3.84)

Southerly aspect with double glazed bay window overlooking the front of the property, ceiling light point, 2 x wall light points, laminate wood flooring, t.v aerial point, feature open fireplace with tiled hearth, part glazed door to room.

KITCHEN/DINER 20'2" x 12'5" (6.15 x 3.78)

DINING AREA

With feature ceiling light point, 2 x wall light points, radiator with thermostatic valve, laminate wood flooring, feature fixed dining table with chrome legs.

KITCHEN AREA

Being fitted with an extensive range of high gloss fronted eye level and base units comprising of cupboards and drawers with chrome handles, recess under cupboard lighting, high gloss roll edge work surfaces, one and half bowl stainless steel sink and drainer unit with mixer tap, integrated dishwasher, space and plumbing for washing machine, further space for other appliances including space for "Range" cooker with extractor hood over, cupboard housing 'Vaillant' gas combination boiler for heating and hot water, tiled splash backs, 2 x double glazed window, double glazed door providing access to

CONSERVATORY 18'8" x 9'4" (5.69 x 2.84)

Tinted roof with occasional opening fan light windows, 3 x wall light points, tiled flooring, radiator with thermostatic valve, centralised casement doors providing access to the rear garden.

DINING ROOM/BEDROOM FIVE 15'1" x 10'0" (4.60 x 3.05)

Southerly aspect with double glazed window overlooking the front of the property, ceiling light point, wall light point, laminate wood flooring, radiator with thermostatic valve, further double glazed window overlooking the side of the property, t.v aerial point door to

LOBBY AREA

Ceiling light point, double glazed door providing access to the rear garden, further door leading to

SHOWER ROOM

Being fully tiled with feature tile to dado level, white low level w.c., pedestal wash hand basin with hot and cold taps, glazed shower enclosure with wall mounted "Triton T100xr" electric shower, extractor fan, double glazed window with obscured glass, radiator.

STAIRS

Accessed from entrance hallway, with spindles to handrail leading to

FIRST FLOOR LANDING

Hatch to loft space also housing t.v aerial, ceiling light point, hard wired smoke detector.

BEDROOM ONE 14'10" x 10'3" (4.52 x 3.12)

Dual aspect to the South and North, 2 x double glazed windows overlooking the front and rear of the property offering views to the south and distant views to the sea with further views to the South Downs, coved ceiling, ceiling light point, laminate wood flooring, radiator with thermostatic valve, t.v aerial point.

BEDROOM TWO 14'4" x 10'10" (4.37 x 3.30)

Into bay and recess, southerly aspect with double glazed bay window overlooking the front of the property offering views to the sea, laminate wood flooring, ceiling light point, radiator with thermostatic valve, t.v aerial point.

BEDROOM THREE 11'9" x 12'9" (3.58 x 3.89)

Into wardrobes, north aspect with double glazed window overlooking the rear of the property offering views of the South Downs, ceiling light point, radiator with thermostatic valve, laminate wood flooring, extensive built in wardrobes with mirror fronted and obscured glass sliding door providing hanging space and shelving, t.v aerial point.

BEDROOM FOUR 9'0" x 8'10" (2.74 x 2.69)

Maximum measurement, southerly aspect with double glazed window overlooking the front of the property offering distant views to the sea, ceiling light point, radiator with thermostatic valve, laminate wood flooring, built in wardrobes providing hanging space and shelving, t.v aerial point.

FAMILY BATHROOM

Being fitted with modern suite comprising of tiled panelled bath with mixer tap and shower attachment, vanity unit with inset sink and hot and cold taps built in storage cupboards below with high gloss fronted doors, low level w.c., with concealed cistern, separate glazed shower cubicle with wall mounted thermostatic shower and oversized shower tray, 2 x light points, shaver point, fully tiles walls with feature tile to dado level, tiled flooring, chrome ladder style radiator, double glazed window with obscured glass.

OUTSIDE

FRONT GARDEN

Being laid to car hand stand providing off street parking for several cars. Exterior power socket.

REAR GARDEN

Approximately 38ft in depth x 45ft in width, paved patio, outside water tap, light point, gate providing side access to the front of the property, remainder of garden laid to lawn, further paved patio terrace facing westerly, exterior power socket. Gate to side access via Poplar Close.

COUNCIL TAX

Band D

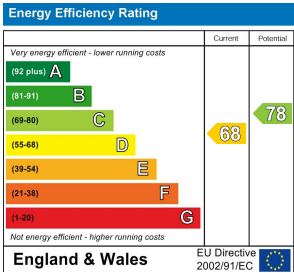
Area Map



Floor Plans



Energy Efficiency Graph



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