



230 Old Shoreham Road, Hove, BN3 7EG

Offers In The Region Of £475,000

A CONVENIENTLY SITUATED 3 BEDROOM SEMI DETACHED FAMILY HOME IN HOVE NEEDING SOME MODERNISATION, BEING SOLD WITH NO ONWARD CHAIN.

Situated on the Old Shoreham Road, between Lullington Avenue and Milcote Avenue. Buses pass by providing access to Brighton & Hove including the mainline railway stations with their commuter links to London. Aldrington Railway station is located within half a mile and the property is also well located for local schools, shops and Waitrose supermarket. Open green space can be found at nearby Hove Park with its tennis courts, 3G football pitch, café and miniature railway.

OPEN PORCH

Canopied open porch with lead criss-cross design stained glass.

FRONT DOOR

Part glazed uPVC with lead criss-cross stained glass design door opening into

ENTRANCE HALLWAY

Wood effect laminate flooring, radiator with thermostatic valve, ceiling light point, coved ceiling, understairs cupboard with electric meter and fuse board, 'Ideal' combination boiler.

KITCHEN / DINER 19'2 x 12'8 (5.84m x 3.86m)



KITCHEN AREA



Breakfast bar, radiator beneath, range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, 'Zanussi' oven, gas hob over with over extractor, stainless steel one and a half bowl sink and drainer, space and plumbing for dishwasher, space for tall appliance, double glazed window to the side of the property, centralised ceiling light point.

DINING AREA



Wood effect laminate flooring, York stone style fireplace with electric fire insert, ceiling light point, picture rail, sliding patio doors into

CONSERVATORY 14'4 x 10'11 (4.37m x 3.33m)



Part brick built uPVC construction with double glazed windows and sliding patio doors opening to garden, wood effect laminate flooring, ceiling fan, door into

UTILITY/ W.C. 4'4 x 7'8 (1.32m x 2.34m)

Space and plumbing for washing machine, low level WC, pedestal sink with chrome fittings and tile splash back, window into conservatory

LOUNGE 13'3 x 13'5 (4.04m x 4.09m)



Wood effect laminate flooring, corner feature fireplace with electric fire insert, T.V. aerial point, telephone point, double glazed window with additional secondary glazing to the front of the property, radiator beneath.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING

Fixed pane window to the side of the property, hatch to loft space, ceiling light point, small cupboard over stairs.

BEDROOM ONE 8'11" x 14'4" (to front of fitted wardrobes) (2.72m x 4.37m (to front of fitted wardrobes))



Ceiling light point, fitted wardrobes, double glazed window with secondary glazing to the front of the property with fitted blinds, radiator with thermostatic valve.

BEDROOM TWO 12'9 x11'9 (3.89m x3.58m)



Ceiling light point, picture rail, double glazed window overlooking the rear garden.

BEDROOM THREE 8'6 x7'0 (2.59m x2.13m)



Ceiling light point, picture rail, double glazed window with secondary glazing, built in wardrobes with hanging and shelving space, radiator.

BATHROOM 5'5 x 7'3 (1.65m x 2.21m)



Fitted with 'P' shaped bath, low level W.C. with pop up waste, mirror cabinet over, pedestal wash hand basin with chrome fittings, radiator towel rail, tiled floor to ceiling, tall cupboard, shelving, lino flooring, double glazed window with obscured glass to the rear of the property.

OUTSIDE

FRONT GARDEN

Laid to car hardstand providing parking for two cars, planted tree shrub border.

REAR GARDEN



Laid with wooden decking, concrete and paved areas, mature planting, side gate to bin store and

SHARED DRIVEWAY

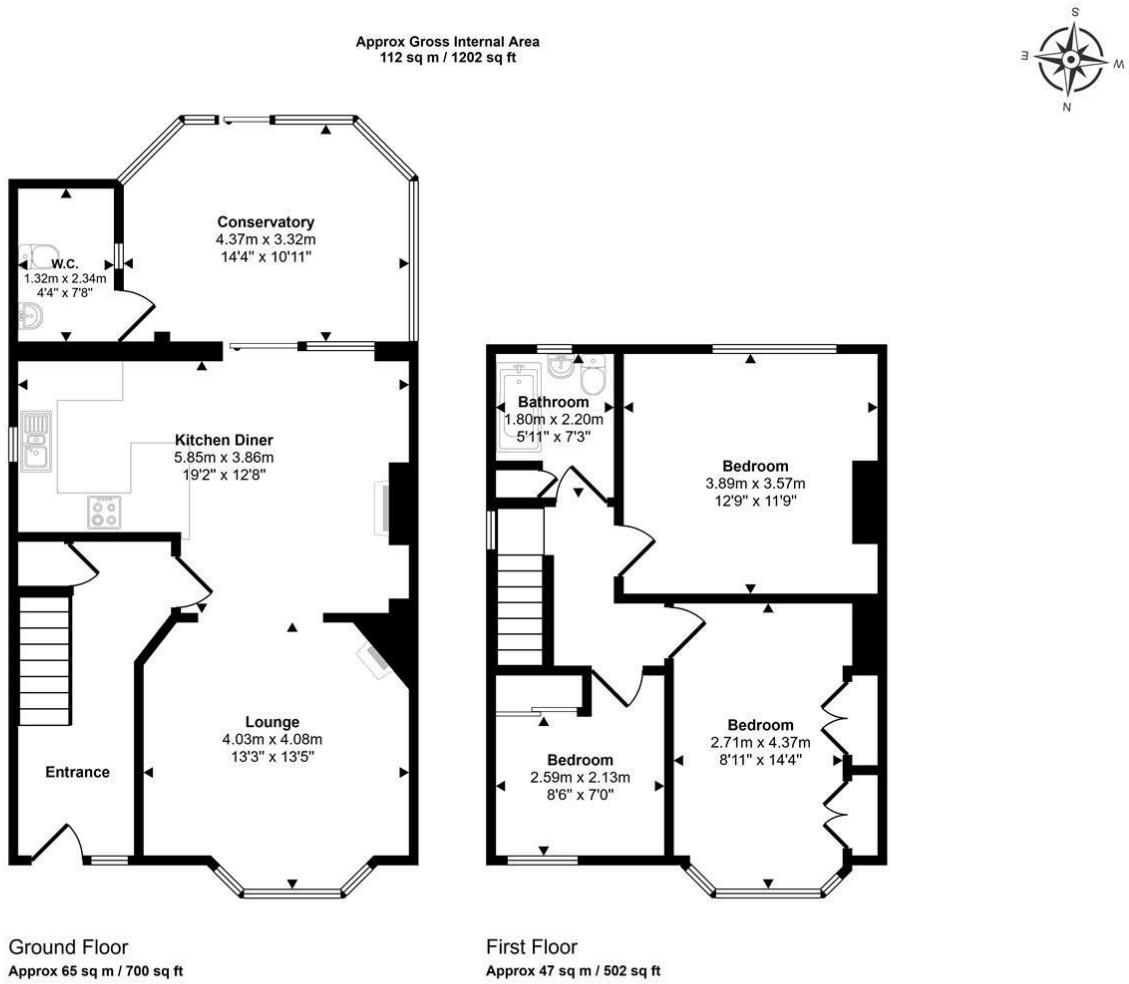
GARAGE

In need of some repair, service door to garden

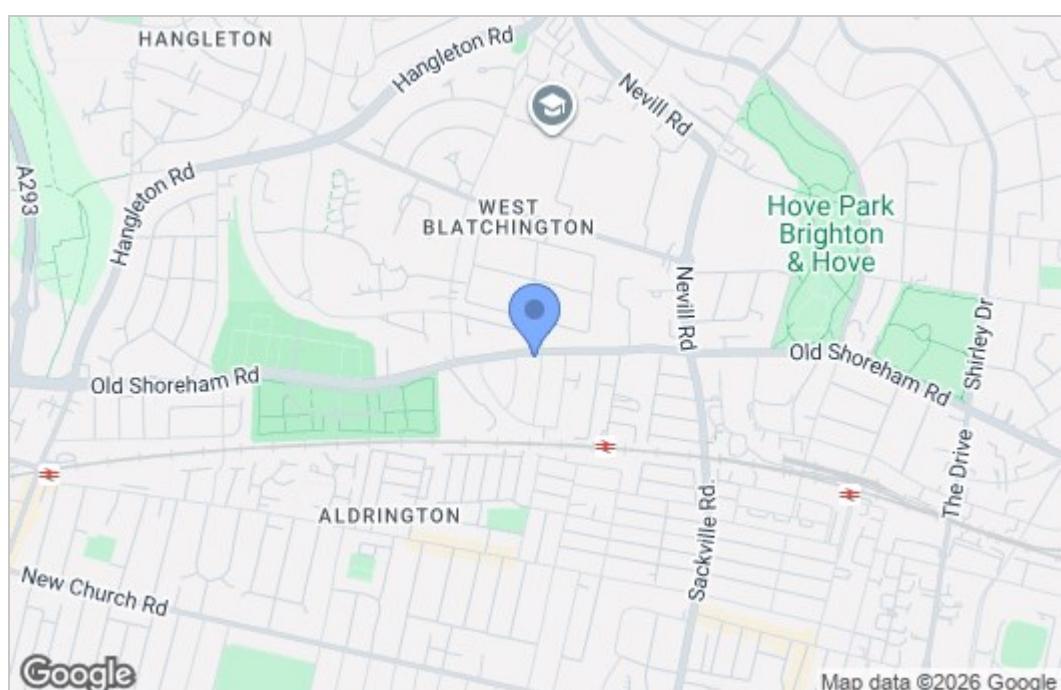
COUNCIL TAX

Band

Floor Plan



Area Map



Energy Efficiency Graph

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

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