



116 Sherbourne Road

Hove, BN3 8BG

Offers In The Region Of £375,000



A MID TERRACED FAMILY HOME SITUATED IN CONVENIENT LOCATION WITH GARAGE.

Situated in Sherbourne Road between Spencer Avenue and Poplar Avenue with local shopping available in Hangleton Way. Bus service provides access to most parts of town including the mainline railway station with its commuter links to London. The property is also well situated for local schools, doctors, dentist as well as other general amenities.



FRONT DOOR

Feature double glazed front door with lead and coloured arch shaped upper panel.

ENTRANCE HALL

Fixed double glazed oblong window to side of front door with obscure glass. Bamboo wood effect flooring, ceiling light point.

LOUNGE 12'4 x 14'4 (3.76m x 4.37m)

South/easterly aspect with double glazed window to front. Coved ceiling, ceiling light point, radiator, telephone point, TV aerial point, feature fireplace with mantel and hearth, bamboo wood effect flooring, doorway to

KITCHEN/DINING ROOM 15'2 x 8'6 (4.62m x 2.59m)

With two double glazed windows looking onto rear garden and double glazed door providing access to garden. Coved ceiling, two ceiling light points, extensive fitted range of eye level and base units comprising of cupboards and drawers, part display cabinets with lights, roll edge high gloss work surfaces, tiled splash backs, single drainer sink unit with mixer tap, built in electric hob, with feature extractor canopy over and bridging unit with inset lighting, electric oven, space and plumbing for washing machine, space and plumbing for dishwasher, space for other appliances. Radiator, telephone point, wall mounted 'Worcester' combination boiler for heating and hot water. Understairs storage cupboard housing electric meters, gas meter and fuse board.

STAIRS FROM ENTRANCE HALL

Leading to first floor, handrail.

LANDING

Ceiling light point, hatch to loft space.

BEDROOM ONE 9'2 x 14'0 (2.79m x 4.27m)

South/easterly aspect with double glazed window to front also offering distant views to sea, radiator, coved ceiling, ceiling light point. Built in storage cupboard with shelving.

BEDROOM TWO 8'11 x 9'4 (2.72m x 2.84m)

Coved ceiling, double glazed window overlooking rear garden, radiator, ceiling light point.

BEDROOM THREE 10'4 x 6'0 (3.15m x 1.83m)

South/easterly aspect, coved ceiling, ceiling light point, radiator, coved ceiling, ceiling light point.

BATHROOM 6'2 x 5'5 (1.88m x 1.65m)

White suite comprising low level W.C, pedestal wash hand basin with mixer tap and flip waste, panelled bath with mixer tap and shower attachment plus further wall mounted 'Triton' electric shower, glass shower screen. Ladder style radiator, double glazed window with obscure glass, part tiled walls and tiled flooring.

OUTSIDE

FRONT GARDEN

South/easterly aspect laid to paved patio and paved path leading to front door.

REAR GARDEN 45'0 (13.72m)

Landscaped to offer brick patio, leading onto paved patio, gate to rear compound and access to

GARAGE 16'2" x 6'7" door width (4.93m x 2.03m door width)

Widening to 7'6 internally. Single garage with up and over door, power and light points. Located in a compound approached via Sherbourne Road.

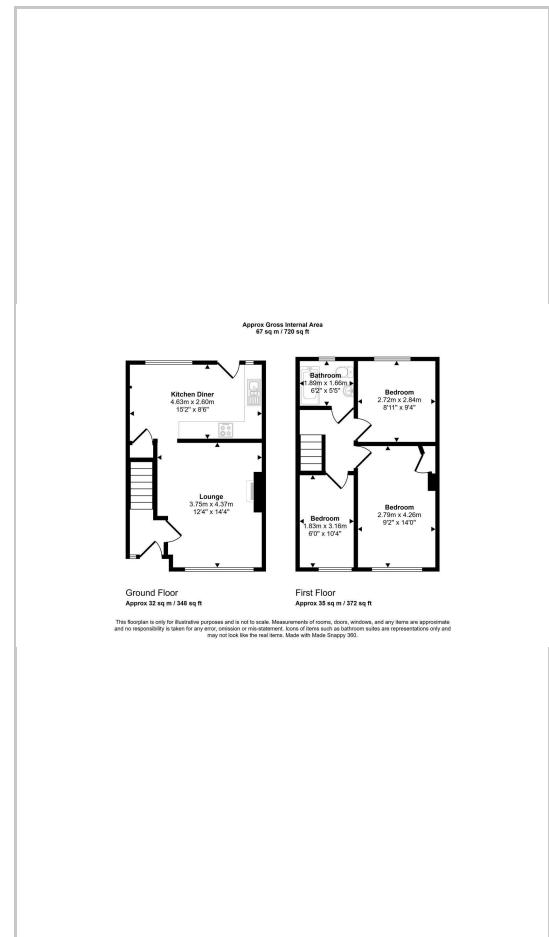
COUNCIL TAX BAND

BAND B

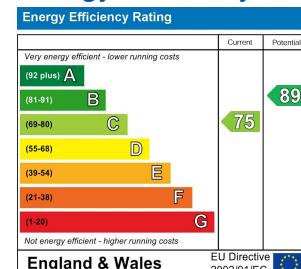
Area Map



Floor Plans



Energy Efficiency Graph



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