



## 7 Northease Close

Hove, BN3 8LJ

Offers In The Region Of £600,000



AN EXTENDED DETACHED CHALET BUNGALOW SITUATED IN A SET BACK SECLUDED POSITION IN A QUIET CLOSE LOCATION NEAR TO AMENITIES.

Situated between Hangleton Way and Gleton Avenue off Northease Drive. Bus stops in Hangleton Way provide access to central Hove, Brighton and mainline railway stations with their commuter links to London. Local shops can be found in Hangleton Way and at the Grenadier shopping parade, while Sainsburys Superstore is under 1 mile away. The property is well situated for local doctors, dentist and schools. The popular Hangleton Manor pub and restaurant is a short stroll away as is open green spaces perfect for dog walking.





SIDE ENTRANCE

Side covered entrance, outside light point.

FRONT DOOR

Double glazed front door with glazed upper panel opening to

ENTRANCE HALLWAY

'L' shaped entrance hallway with coved ceiling, laminate wood effect flooring, cupboard housing electric consumer unit and electric meter, radiator.

LOUNGE 18'1 x 11'1 (5.51m x 3.38m)

Westerly aspect with coved ceiling, ceiling light point, dado rail, two wall light points, laminate wood effect flooring, feature fireplace with wooden fire surround, tiled insert and hearth, fitted log burner, T.V. aerial point, radiator, two double glazed windows with opening fan light windows over and centralised door providing access to garden, double opening doors to rear of room with fixed glazed panelling to either side leading to

DINING ROOM 15'7 x 9'7 (4.75m x 2.92m)

Easterly aspect with double glazed bay window with fitted shutters looking onto front garden, coved ceiling, ceiling light point, radiator, telephone and broadband point. aerial point, understairs storage cupboard with power and light point.

KITCHEN 10'3 x 10'1 (3.12m x 3.07m)

Westerly aspect with double glazed window overlooking rear garden offering views to the South Downs, coved ceiling, ceiling light point, part tiled walls, fitted range of eye level and base units comprising of cupboards and drawers, recessed under cupboard lighting, high gloss roll edge work surfaces, stainless steel single drainer sink unit and mixer tap, space and plumbing for slimline dishwasher, space for gas or electric cooker, extractor hood over, wall mounted digital control panel for heating and hot water, storage cupboard housing 'Worcester' gas combination boiler for heating and hot water as well as providing additional storage, laminate wood effect flooring, doorway with steps leading down to

BREAKFAST ROOM 9'1 x 8'5 (2.77m x 2.57m)

Westerly aspect with double glazed casement doors providing access to garden, coved ceiling, ceiling light point, dado rail, laminate wood effect flooring, radiator, door opening to

UTILITY ROOM 8'8 x 3'4 (2.64m x 1.02m)

Coved ceiling, ceiling light point, double glazed window looking onto rear garden, space and plumbing for washing machine, further space for other appliances as well as providing storage, hatch to loft space.

BEDROOM ONE 11'3 x 10'6 (3.43m x 3.20m)

Easterly aspect with double glazed bay window with fitted shutters looking onto front garden, ceiling light point, radiator, laminate wood effect flooring, telephone point.

BATHROOM 7'2 x 5'3 (2.18m x 1.60m)

Fitted with modern suite comprising of low level W.C. pedestal wash hand basin with mixer tap and pop up waste, panelled bath with centralised telephone style mixer tap and shower attachment, wall mounted electric shower, ceiling light point with automatic activation, extractor vent, chrome ladder style radiator, fully tiled walls, tiled flooring with underfloor heating, two double glazed windows.

STAIRS

From dining room, wooden spindles to handrail leading to

FIRST FLOOR LANDING

Coved ceiling, ceiling light point.

BEDROOM TWO 15'8 x 10'1 (4.78m x 3.07m)

Double glazed window overlooking side garden and offering distant views to the South Downs, coved ceiling, ceiling light point, radiator, character sloping ceilings, eaves storage cupboard, T.V. aerial point, door to

WALK-IN WARDROBE 10'2 x 6'2 (3.10m x 1.88m)

Walk-in wardrobe/storage with light and power points, additional hatch to eaves storage.

BEDROOM THREE 12'8 x 11'4 (3.86m x 3.45m)

Southerly aspect with double glazed window overlooking side garden as well as distant views to sea, coved ceiling, light point, radiator, character sloping ceilings, eaves storage cupboard, further hatch to rear of eaves storage to further storage area.

SEPARATE W.C.

Coved ceiling, ceiling light point, low level W.C. wall mounted wash basin with hot and cold taps, glass splashbacks, radiator, laminate wood effect flooring, hatch to boarded eaves storage space.

OUTSIDE

FRONT GARDEN

Gate to front of property, brick block path, lawn with mature shrub and fruit trees, gas meter in boxed housing.

GARAGE

Shared driveway to single garage with up and over door (left side garage).

SIDE GARDEN

Path and gate leading to

REAR GARDEN

Westerly aspect with paved patio area with space for rotary line, shingle stone pathway, numerous fruit trees and mature shrubs, remainder of garden laid to lawn, mini greenhouse, outside lighting.

SOUTH SIDE GARDEN

Wrap around garden to south with greenhouse, paved patio, two garden sheds, vegetable patch with mesh surround, fruit trees.

SOLAR PANELS

There are owned outright solar panels at the property, which provide a annual source of income (approximately £1600 in 2025), these also ensure low electricity bills when weather is clement.

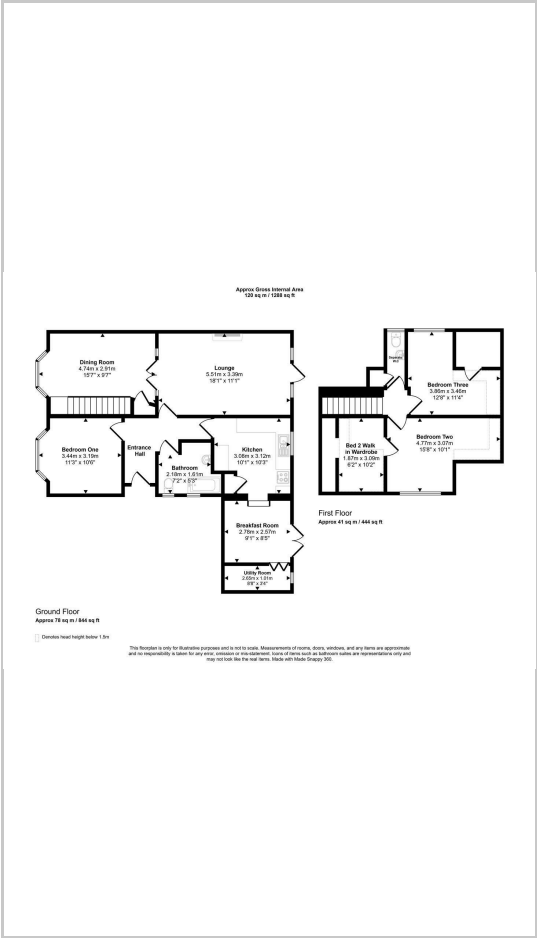
COUNCIL TAX

Band D

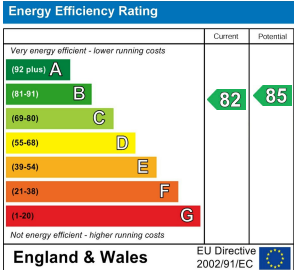
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.