



## 37 Amherst Crescent Hove, BN3 7EP Offers In The Region Of £850,000

A beautifully presented four-bedroom, three bathroom, detached, family home offered for sale with off road parking and measures 1663 sq ft / 154 sq mtrs over three floors.

Entering the home, you are immediately welcomed into the entrance hall where stairs rise to the upper floors. On the first floor are three double bedrooms and the family bathroom / W.C. A converted loft space now provides a spacious dual aspect double bedroom with fitted wardrobes and boasts an en-suite shower room / W.C.

On the ground floor at the is a bay fronted sitting room, whilst behind is a spacious open plan kitchen / dining room with integrated appliances and bi-folding doors that allow access out to the rear garden that is arranged on two sides. A former garage now provides an area of storage to the front whilst retaining the up and over door and at the rear a utility room is to be found alongside a separate shower room / WC.

At the front of the house is brick paviour drive providing parking for 2/3 cars with an electrical car charging point. Gated access leads to the rear garden which wraps around the side where there is a garden shed.

### Viewing

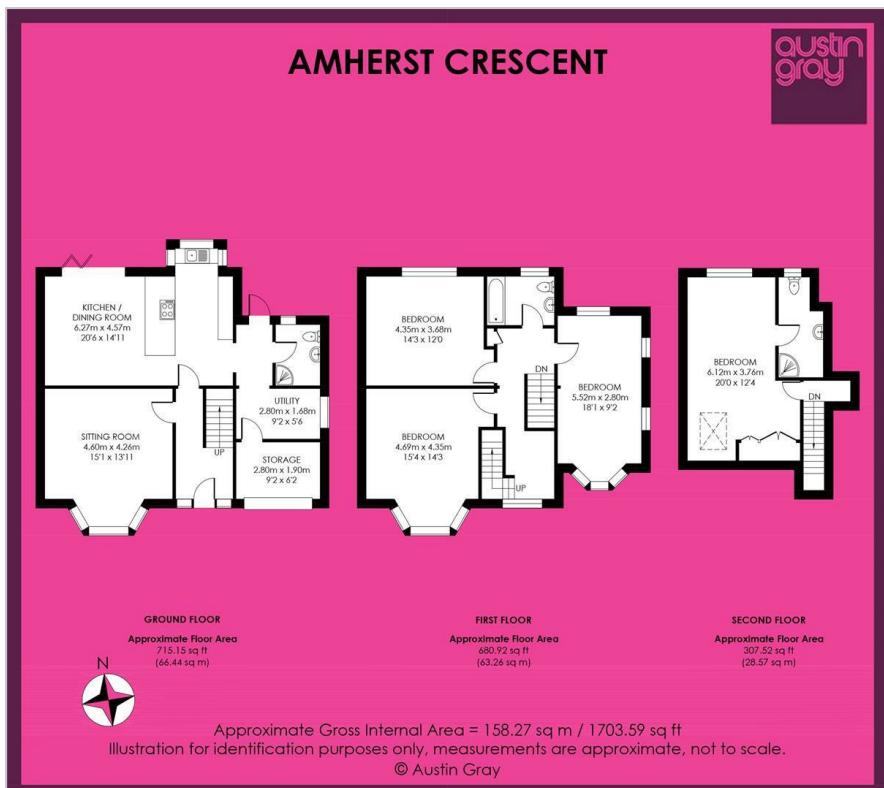
Please contact our Austin Gray Residential Office on 01273 232232

If you wish to arrange a viewing appointment for this property or require further information.

- Offers in the Region of £850,000
- 4 Bedroom Detached Family Home
- 3 Bathroom and Shower Rooms / W.C.
- Open Plan Kitchen / Dining Room with Integrated Appliances
- Bay Fronted Sitting Room
- Off Road Parking for 2 / 3 Cars
- Double Glazing
- Gas Central Heating
- Council Tax Band E
- EPC Rating D



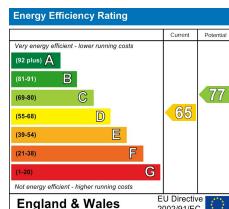
## Floor Plan



## Area Map



## 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.