

Spencer
& Leigh



3 Gleton Avenue, Hove, BN3 8LN

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Guide Price £425,000 - £450,000 Freehold

- Semi detached bungalow
- Two bedrooms
- 15' Bay fronted living room
- Scope to extend, STNC
- Potential to improve & modernise
- Popular residential location in Hove
- Viewing highly recommended
- South facing rear garden
- Private driveway
- Exclusive to Spencer & Leigh

GUIDE PRICE £425,000 - £450,000

Having potential to refurbish and add your own stamp is this two bedroom bungalow in a popular road within Hangleton. In our opinion there is scope to extend both into the roof void and at the rear, subject to the necessary consents. The current configuration comprises a 15' living room; 11' kitchen with a range of basic wall & floor fitted units; a bathroom with a coloured suite; and two good size bedrooms. Outside the rear garden benefits from a southerly aspect with a patio area and a gently sloping lawn with mature trees & shrubs. The location is considered to be excellent having far reaching views and easy access to local amenities. Internal inspection is highly recommend to appreciate the potential this home offers.

Council Tax Band C: £1,980.36 2023/2024



Gleton Avenue is ideally situated nearby local shopping facilities, travel networks and what are considered to be good local schools catering for all age groups. The South Downs & Hove seafront are a short car or bus journey away along with Hove with its popular shops, restaurants and bars.

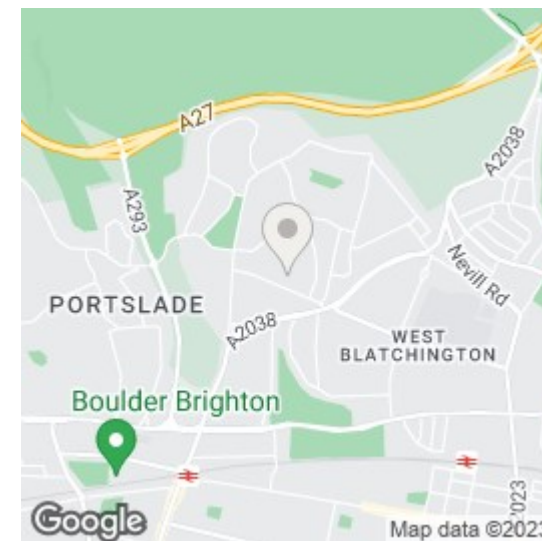


Entrance
Entrance Hallway
Lounge
15' x 10'7
Kitchen
11'7 x 7'4
Bedroom
15' x 10'7
Bedroom
13' x 10'7
Family Bathroom
OUTSIDE
Rear Garden

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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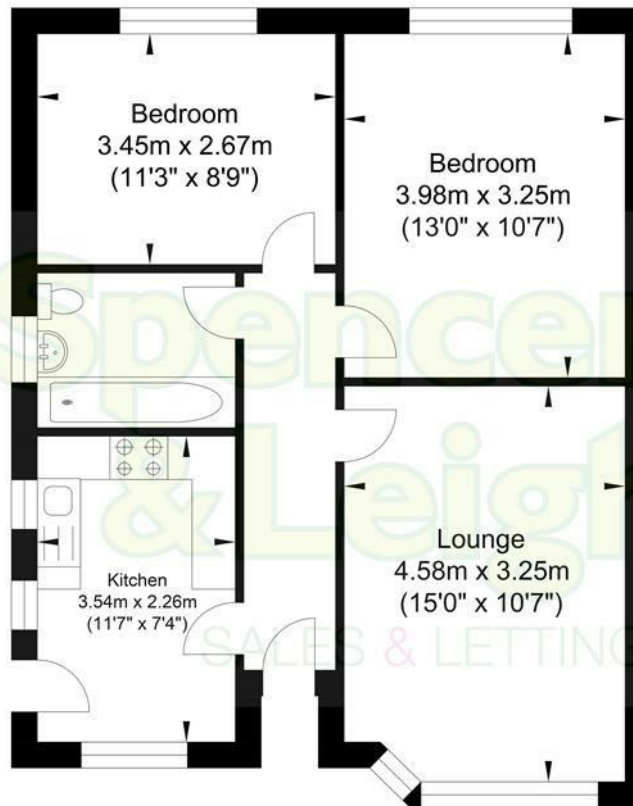
Council:- BHCC
Council Tax Band:- C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		87
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales		EU Directive 2002/91/EC 

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Gleton Avenue



Ground Floor
Approximate Floor Area
601.70 sq ft
(55.90 sq m)

Approximate Gross Internal Area = 55.90 sq m / 601.70 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.