



8 Meads Avenue, Hove, East Sussex, BN3 8EE

A DETACHED BUNGALOW IN FAVOURED LOCATION NEEDING SOME MODERNISATION BEING SOLD WITH NO ONWARD CHAIN .

Situated off Hangleton Valley Drive with local shopping facilities in Hangleton Way, as well as buses providing access to most parts of town, including the mainline railway stations with their commuter links to London. Greenleas Park, Benfield Valley and Sainsburys Superstore are all within a mile of the property.

- 3 Bedrooms
- Lounge
- Kitchen
- Bathroom
- Conservatory
- Garden
- Private Driveway
- Garage
- NO ONWARD CHAIN



**Offers in the region of £500,000
Freehold**

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COVERED SIDE ENTRANCE

FRONT DOOR

Double glazed front door, glazed upper panel leading to

ENTRANCE HALLWAY

'L' shaped entrance hallway, 2 x ceiling light points, hatch to loft space with fitted ladder and loft has a light point. Built in cloaks storage cupboard housing gas meter as well as providing hanging space and shelving, further built in storage cupboard housing electric meter and fuse board. Telephone point, radiator with over shelf, wall mounted digital control panel for heating and hot water, thermostat control under. Airing cupboard housing lagged cylinder with slatted shelving over.

LOUNGE 21'0 x 10'10 (6.40m x 3.30m)

Southerly aspect, coved ceiling, 2 x ceiling light points, 2 x radiators, serving hatch from kitchen, T.V aerial point. Feature tiled fireplace with fitted gas fire, double glazed windows and sliding double glazed patio door to

CONSERVATORY 11'6 x 9'2 (3.51m x 2.79m)

Maximum measurements. Southerly aspect, uPVC construction with polycarbonate roof, opening roof vent, 4 x opening fan light windows, double glazed door providing access to garden, radiator, built in storage.

KITCHEN 11'0 x 6'10 (3.35m x 2.08m)

Double glazed window to side, double glazed door providing access to garden and front of property, strip lighting to ceiling, fitted dated range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, tiled splash backs, single drainer sink unit with mixer tap, space and plumbing for washing machine, further space for other appliance, free standing gas cooker, cupboard housing 'Worcester' gas central heating boiler.

BEDROOM ONE 11'0 x 11'0 (3.35m x 3.35m)

Double glazed window over looking front garden offering view to 'The Downs' coved ceiling, ceiling light point, radiator, T.V aerial point.

BEDROOM TWO 10'10 x 8'0 (3.30m x 2.44m)

Easterly aspect with double glazed window to side, coved ceiling, ceiling light point, radiator.

BEDROOM THREE 11'0 x 9'6 (3.35m x 2.90m)

Maximum measurement. Double glazed window over looking front garden and offering view to 'The Downs', coved ceiling, ceiling light point, radiator, built in wardrobe.

BATHROOM

Fitted with coloured suite comprising of pedestal wash hand basin, panelled bath with telephone style mixer tap and shower attachment, ladder style radiator, part tiled walls, double glazed window with obscure glass, wall mounted electric bar heater.

SEPARATE W.C.

Fitted with low level W.C, double glazed window with obscure glass, ceiling light point.

OUTSIDE

FRONT GARDEN

Laid to lawn with numerous shrubs.

PRIVATE DRIVEWAY

Driveway providing off street parking leading to

GARAGE 17'7 x 7'6 (5.36m x 2.29m)

Maximum measurements. Up and over door, double glazed window to rear, double glazed service door to side, power and lighting.

SIDE GARDEN

Paved patio with raised shrub border, numerous trees and shrubs, potting shed, outside lighting.

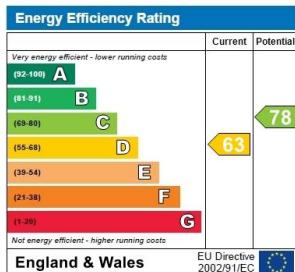
REAR GARDEN

Southerly aspect, approximately 50ft in length, paved patio area, remaining garden laid to lawn with feature pond and rockery, stepping stone path leading to rear section of garden with green house and vegetable plot, numerous mature trees and shrubs, pathway leading to side access and front of property.

Ground Floor



SKETCH PLAN FOR ILLUSTRATIVE PURPOSES ONLY All measurements are approximate.
Plan produced using PlanUp.



VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.