



148 Elm Drive

Hove, BN3 7JE

£375,000



A MID TERRACED FAMILY HOME IN NEED OF UPDATING AND OFFERING MUCH SCOPE FOR EXTENSION AND IMPROVEMENT (STC), BEING SOLD WITH NO ONWARD CHAIN.

Situated between Maytree Walk and Hangleton Road with local shopping facilities available at the nearby Grenadier shopping parade. Bus services pass by providing access to most parts of town including the mainline railway stations with their commuter links to London. The house is well situated for local schools, shops, doctors and dentist.



OPEN ENTRANCE PORCHWAY

With double glazed side panels with obscure glass. Double glazed front door leading to:

ENTRANCE HALL

Coved ceiling, ceiling light point, double glazed window to front with obscure glass, radiator, telephone point, wall mounted central heating thermostat control and digital control panel for heating and hot water. Understairs storage cupboard housing electric meters, gas meter and electric consumer unit.

LOUNGE 11'9 x 11'7 (3.58m x 3.53m)

Easterly aspect with double glazed bay window looking onto front garden. Coved ceiling, ceiling light point, T.V. aerial point, feature fireplace. Radiator with thermostatic valve.

DINING ROOM 10'11 x 10'8 (3.33m x 3.25m)

Westerly aspect with double glazed window looking onto rear garden, radiator with thermostatic valve, coved ceiling, ceiling light point, feature tiled fireplace.

KITCHEN 8'0 x 6'10 (2.44m x 2.08m)

Westerly aspect with double glazed window with built in extractor fan. Double glazed window providing access to garden. Range of dated eye level and base units comprising of cupboards and drawers, roll edge work surface, stainless steel single drainer sink unit with mixer tap, space and plumbing for washing machine, space for other appliances, part tiled walls. Coved ceiling, ceiling light point, part tiled walls.

STAIRS TO

With spindles to hand rail, leading to:

FIRST FLOOR LANDING

Coved ceiling, ceiling light point, hatch to loft space.

BEDROOM ONE 13'0 x 10'2 min (3.96m x 3.10m min)

Easterly aspect with double glazed bay window overlooking front garden. Coved ceiling, ceiling light point. Radiator with thermostatic valve. Extensive range of built in wardrobes comprising of shelving, hanging rails and pull out drawers, matching dressing table with drawers and shelving built in under bay window.

BEDROOM TWO 10'11 x 8'2 min (3.33m x 2.49m min)

Westerly aspect with double glazed window overlooking rear garden. Ceiling light point, coved ceiling, radiator with thermostatic valve, built in wardrobes with hanging space and shelving. Built in storage cupboard housing 'Ideal' gas combination boiler for heating and hot water.

BEDROOM THREE 6'5 x 5' min (1.96m x 1.52m min)

Easterly aspect with double glazed window overlooking front garden, ceiling light point, coved ceiling, built in wardrobes with hanging space and shelving as well as sliding doors to front.

BATHROOM 6'7 x 6'3 (2.01m x 1.91m)

Dated suite, with W.C. with high level cistern, pedestal wash basin with hot and cold taps, panelled bath with hot and cold taps, 'Gainsborough' electric shower over, radiator with thermostatic valve, double glazed window with obscure glass. Part tiled walls.

OUTSIDE

FRONT GARDEN

Being laid to lawn with shrub borders. Path leading to front door and path providing share passageway access to rear garden.

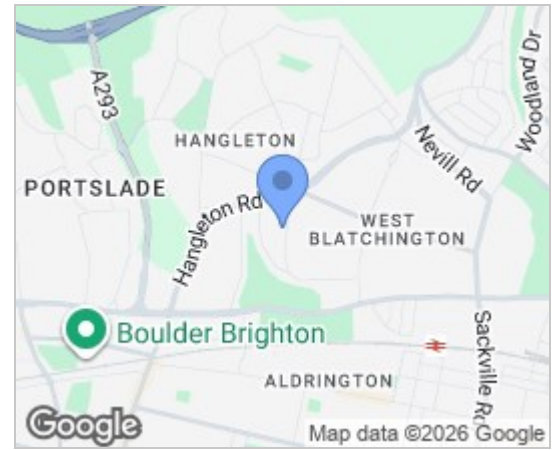
REAR GARDEN 60' in length (18.29m in length)

Westerly aspect, laid to concrete patio, outside water tap, remainder of garden laid to lawn with established trees and shrubs, garden shed, gate providing access to side passageway to front of property.

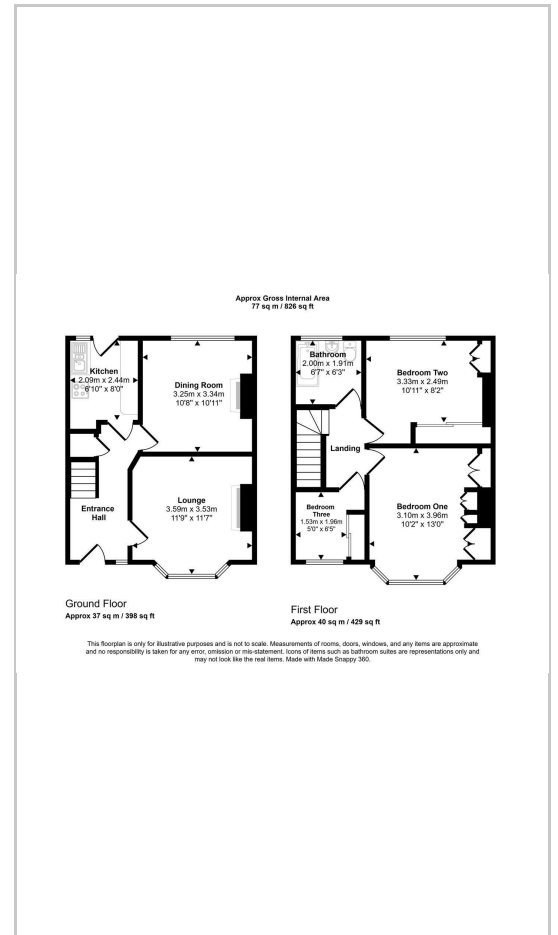
COUNCIL TAX

Band C

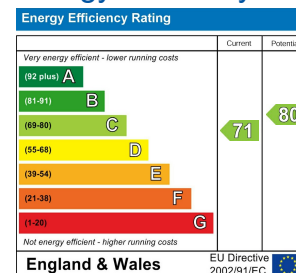
Area Map



Floor Plans



Energy Efficiency Graph



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