



9 Henfield Way

Hove, BN3 8GY

Offers In The Region Of £475,000



A WELL PRESENTED 4 BEDROOM TERRACE FAMILY HOUSE IN A CONVENIENT LOCATION.

Situated between Bramber Avenue and Clarke Avenue overlooking the green, local shopping facilities are available in Burwash Road and at the nearby Grenadier shopping parade. Buses pass by in Poynings Drive providing access to most parts of Brighton and Hove city centre and mainline stations with their commuter links to London. The house is well situated for local doctors, dentist and schools.



ENTRANCE

Steps up to

FRONT DOOR

Part glazed uPVC

ENTRANCE HALL

Laid with wood effect laminate, radiator with thermostatic valve, picture rail, pendant light fitting, telephone point

LOUNGE

Laid with carpet, double glazed window to the front of the property over looking the green, radiator, fireplace and hearth with wooden mantle, dado rail, coved ceiling, centralised light fitting, opening into

DINING ROOM

Laid with carpet, dado rail, feature alcove with shelving and lighting, coved ceiling, centralised light fitting, double glazed casement doors opening on to rear garden

KITCHEN

Laid with mosaic style Lino, units comprising of cupboards and drawers with roll edge worktop, Bloomberg double oven, 4 ring gas hob over, extractor over, ceramic sink and half with drainer and chrome fittings, tile splash backs, recessed area with space and plumbing for washing machine, work top over, wall mounted Worcester combi boiler, space for tall appliance, wine rack, kick board heater, understairs cupboard/pantry, housing electric meter/board, centralised light fitting, double glazed window and door leading to rear garden

STAIRS

Accessed via entrance hall, banister and carpet runner

FIRST FLOOR LANDING

Picture rail, centralised light fitting, hatch providing access to loft space, former airing cupboard with shelving

BEDROOM TWO

Laid with wood effect laminate, built in storage with hanging and shelving, double glazed window the front of the property offering distant sea view and of the green, radiator beneath, pendant light fitting

BEDROOM ONE

Laid with wood effect laminate, built in wardrobe with mirrored doors, hanging and shelving, double glazed window to the front with distant sea views and of the green, radiator beneath, pendant light fitting

BEDROOM THREE

Laid with carpet, double glazed window to the rear, radiator, built in wardrobe with shelving, pendant light fitting

BEDROOM FOUR

Laid with carpet, built in cupboard with hanging and shelving, double glazed window to the rear, radiator

BATHROOM

Tiled floor to ceiling, P shaped bath with chrome fittings, glass shower screen, pedestal sink with chrome fittings, low level WC with pop up waste, 2 x double glazed windows with obscured glass, radiator towel rail, light fitting

OUTSIDE

FRONT GARDEN

Path and steps up to front door, mature planting and laid with large pebbles, wall surround, gate to side passage for access to

REAR GARDEN

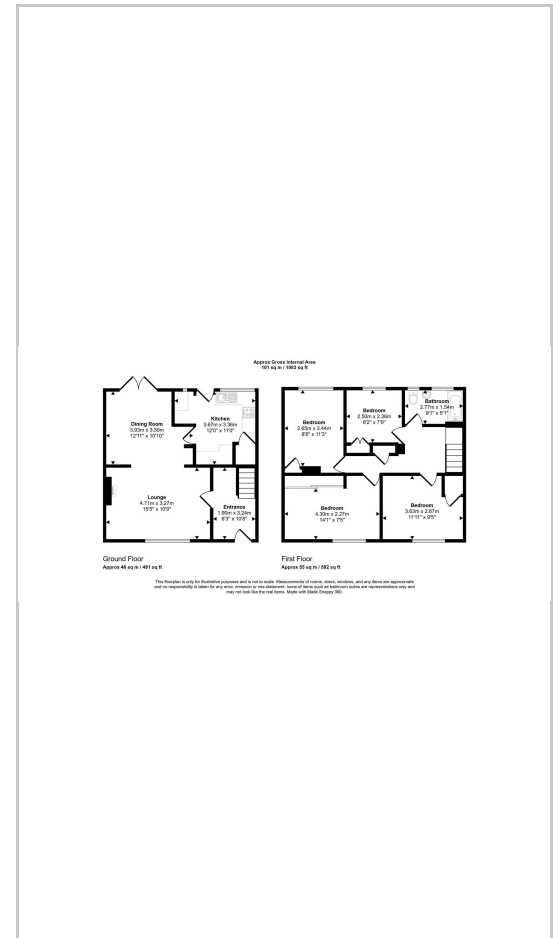
Laid to patio area and lawn, raised beds with railway sleeper borders, mature planting and trees, 3 x concrete outbuildings, outside tap, gate to side passage, fenced surround

COUNCIL TAX BAND C

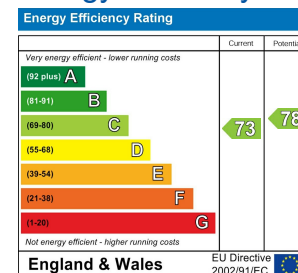
Area Map



Floor Plans



Energy Efficiency Graph



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