



2 Meads Avenue

Hove, BN3 8EE

Offers In The Region Of £475,000



A DETACHED BUNGALOW IN THE FAVOURED HANGLETON VALLEY AREA OF HOVE, BEING OFFERED WITH NO ONWARD CHAIN.

Situated off Hangleton Valley Drive with local shopping facilities available in Hangleton Way. Local bus route providing access to most parts of town, including the mainline railway stations with its commuter links to London. Open green space and can be found at nearby Greenleas Park or a local bridlepath is situated in Meads Avenue providing access to walks across the wonderful South Downs. The property is also well situated for local amenities such as doctors, dentist and Sainsburys Superstore as well as convenient access to A23/A27.



SIDE ENTRANCE

Outside light. Front door to:

ENTRANCE HALL

L-shaped, ceiling light point, radiator, 2 x built in storage cupboards, further electric meter cupboard and consumer unit, hatch to loft space.

LOUNGE 20'8 x 11'4 (6.30m x 3.45m)

Southerly aspect with bay window looking through conservatory to garden, two radiators, wall light, radiator, feature fireplace, built in book shelves, serving hatch from kitchen, TV aerial point, door to

CONSERVATORY 18'6 x 10'7 (5.64m x 3.23m)

Southerly aspect, of upvc construction with pitched roof, fixed double glazed windows, two opening fanlight windows, centralised double opening sliding doors providing access to garden, radiator, power points, tiled flooring.

KITCHEN 10'10 x 7'10 (3.30m x 2.39m)

Westerly aspect with double glazed window to side, double glazed door providing side access. Fitted range of built in cupboards and drawers, roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, space for freestanding cooker, radiator, integrated under counter fridge, space for other appliances, larder cupboard also housing, 'Atag' gas central heating boiler, wall mounted control panel for heating and hot water, tiled splash backs.

BEDROOM ONE 12'9 x 10'11 (3.89m x 3.33m)

North aspect with double glazed window overlooking front garden and offering views to Downs. Ceiling light point, two built in wardrobes with centralised dressing table with drawer under and light over. Radiator.

BEDROOM TWO 9'7 x 9'2 (2.92m x 2.79m)

North aspect with double glazed window overlooking front garden and offering views to Downs. Ceiling light point, radiator, built in wardrobe.

BATHROOM

Modern suite comprising, low level w.c, feature vanity unit with mixer tap and pop up waste and two drawers under, panelled bath with mixer tap, designer ladder style radiator, double glazed window with obscure glass, part tiled walls, extractor fan, ceiling light point, corner shower cubicle with double opening glazed doors, tiled surround with wall mounted 'Mira' shower.

OUTSIDE

FRONT GARDEN

Laid to shingle stone, with centralised rotund feature patio, mature shrub borders. Path to side, further path to gate and front door.

SIDE GARDEN

Lawn and mature shrubs, leading to:

REAR GARDEN in excess of 70' (in excess of 21.34m)

Southerly aspect with paved patio, leading to lawned garden with well stocked mature trees and shrubs, modern CABIN/SUMMER HOUSE - with power and lighting, casement doors to front.\

PRIVATE DRIVEWAY

Providing off street parking leading to:

DETACHED GARAGE 17'1 x 8'6 (5.21m x 2.59m)

With up and over door, power, double glazed window to rear.

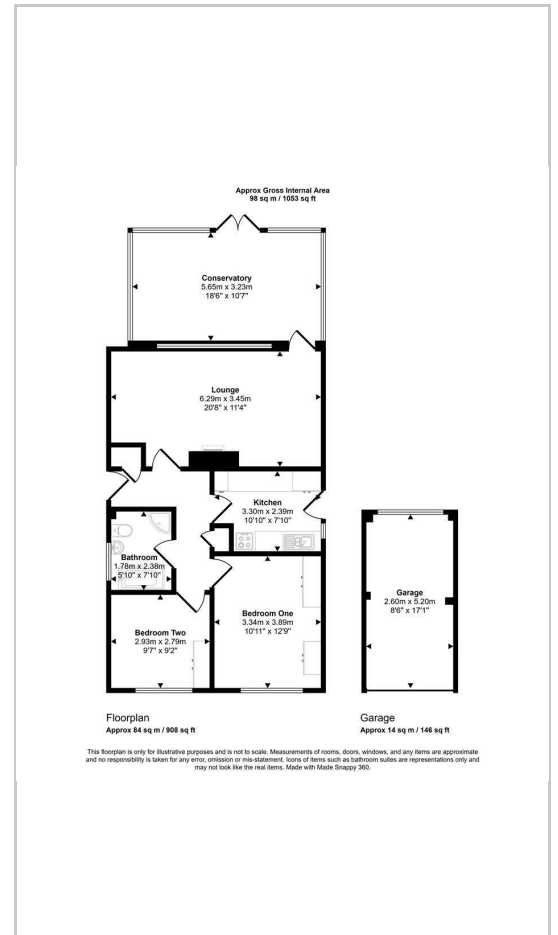
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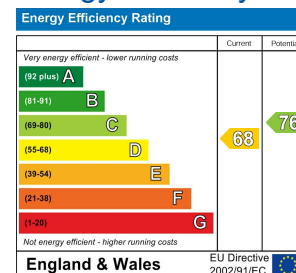
Area Map



Floor Plans



Energy Efficiency Graph



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