



22 Steyning Avenue

Hove, BN3 8GX

Offers In The Region Of £450,000



AN EXTENDED WELL PRESENTED 4 BEDROOM SEMI DETACHED FAMILY HOUSE IN A CONVENIENT LOCATION.

Situated between Bramber Avenue and Beeding Avenue, 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.



FRONT DOOR

Canopied front entrance. UPVC part double glazed front door opening into:

ENTRANCE HALLWAY

Wooden parquet flooring, radiator with thermostatic valve, ceiling light point, understairs cupboard housing gas and electric meters.

LOUNGE 12'4 x 13'7 (3.76m x 4.14m)

Wooden parquet flooring, double glazed window to the rear of the property, radiator with thermostatic valve, ceiling light point, door into

DINING ROOM 12'10 x 9'2 (3.91m x 2.79m)

Wooden parquet flooring, double glazed window to the rear of the property, ceiling light point, built in storage cupboard with shelving door into

KITCHEN 9'0 x 8'10 (2.74m x 2.69m)

Fitted with a range of base units comprising of cupboards and drawers, cupboard housing 'Worcester' combination boiler, shelving, square edge wood work surfaces, tiled splashbacks, recess for microwave, space for electric cooker, space for tall appliance/ 'American' style fridge freezer, centralised ceiling light point, ceramic tiled flooring, double glazed window to the front, part glazed door to

LEAN TO/UTILITY

Used as a utility space, space and plumbing for washing machine, space for chest freezer, double glazed door opening to the front of the property, double glazed door to the rear.

STUDY 6'7 x 6'6 (2.01m x 1.98m)

Power points, window, light point.

STAIRS

From entrance hall, banister, leading to:

FIRST FLOOR LANDING

Floor laid with wood effect laminate, double glazed fixed pane to the front of the property, mains operated smoke detector, ceiling light point, original fitted laundry bin.

SHOWER ROOM (FORMERLY BATHROOM) 8'5 x 5'1 (2.57m x 1.55m)

Fitted with double shower enclosure, mains shower on riser rail, vanity unit with under basin storage cupboard, mirror cabinet over, extractor over, low level W.C. tiled flooring, aqua boarded walls, radiator towel rail, double glazed windows with obscure glass to the side and front.

BEDROOM THREE 10'9 x 8'11 (3.28m x 2.72m)

Laminate wood effect flooring, double glazed window with radiator beneath, ceiling light point, built in storage.

BEDROOM TWO 12'4 x 8'11 (3.76m x 2.72m)

Original exposed floorboards, double glazed window with radiator beneath, ceiling light point, understairs cupboard.

BEDROOM FOUR 8'11 x 8'2 (2.72m x 2.49m)

Wood effect laminate flooring, double glazed window to the front, ceiling light point, built in storage providing hanging and shelving, radiator.

STAIRS

Concealed behind lobby door

BEDROOM ONE 16'5 x 14'1 (5.00m x 4.29m)

Laminate wood effect flooring, two 'Velux' windows to the rear and 'Velux' window to the front, radiator, hanging and shelving space.

EN SUITE BATHROOM 6'6 x 5'0 (1.98m x 1.52m)

Fitted with low level bath, chrome telephone style tap and shower attachment, W.C. small wash hand basin, wood effect laminate flooring, 'Velux' window to the front.

OUTSIDE

FRONT GARDEN

Path to front door, dwarf brick wall surround, grey slate shingle, mature planting, bike storage, outside light point.

REAR GARDEN

Paved path leading to shingle path, lawn, raised flower beds, greenhouse, patio area with pergola offering shelter, outside work shop with power, small pond and water feature, further raised beds and planting, garden shed.

GARDEN ROOM

Clad outbuilding with patio doors, power points, recessed spotlighting, three double glazed windows.

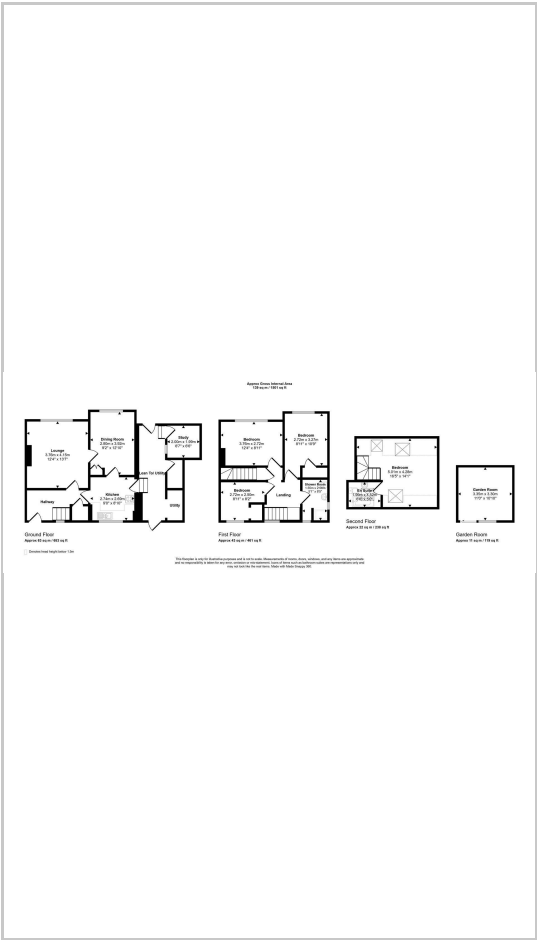
COUNCIL TAX

Band C

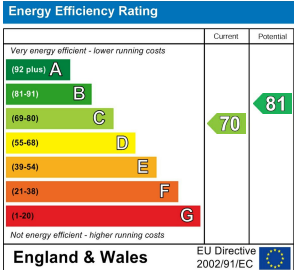
Area Map



Floor Plans



Energy Efficiency Graph



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