



11 Elm Drive

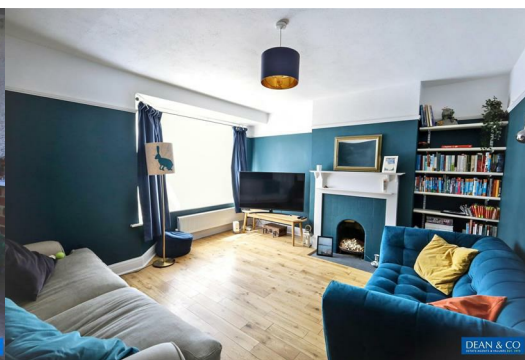
Hove, BN3 7JS

Offers In The Region Of £625,000



AN ATTRACTIVE EXTENDED FAMILY HOME IN FAVOURED LOCATION BEING OFFERED WITH NO ONWARD CHAIN

Situated in the easterly section of Elm Drive near Acacia Avenue & Holmes Avenue. Local shopping is available at the Grenadier Shopping Parade or the nearby Co Op in Holmes Avenue. Buses pass by providing access to most parts of town including the mainline railway stations with their commuter links to London. The property is well situated for local schools, doctors, dentist and general amenities.



CANOPIED ENTRANCE

Feature canopied entrance with double pillar.

FRONT DOOR

Wooden front door, glazed upper panels, double glazed window to side of front door with obscure glass.

ENTRANCE HALLWAY 10'1 x 5'10 (3.07m x 1.78m)

Ceiling light point, picture rail, radiator, engineered oak flooring, coir matting area, hard wired smoke detector.

LOUNGE 14'2 x 13'2 (4.32m x 4.01m)

Southerly aspect with double glazed bay window looking onto front garden, ceiling light point, picture rail, engineered oak flooring, radiator with thermostatic valve, T.V. aerial point, two wall light points, feature fireplace with tiled insert and hearth, wooden fire surround.

OPEN PLAN KITCHEN/DINER

DINING AREA 12'6 x 10'1 (3.81m x 3.07m)

Ceiling light point, two handcrafted built in storage cupboards into chimney recess with shelving and drawers, fireplace with tiled insert hearth, wooden fire surround, two radiators with thermostatic valves, engineered oak flooring, two double glazed windows, one with opening fan light window, centralised double glazed door providing access to garden.

KITCHEN AREA 11'7 x 7'3 (3.53m x 2.21m)

Centre consul with varnished wood block work surface with storage cupboards and drawers under, space and plumbing for dishwasher, space and plumbing for washing machine, further wood block varnished square edge worksurface with storage cupboards under, centralised space for range cooker with glass splashback, butler sink with telescopic adjustable mixer tap, double glazed window looking onto rear garden, wall mounted digital thermostat control panel, door leading to:

W.C.

Two single glazed windows with white low level W.C. inset mini wash basin into cistern with mixer tap, radiator, wall mounted 'Vaillant' gas combination boiler for heating and hot water, engineered oak flooring.

STAIRS

From entrance hall leading to first floor landing.

FIRST FLOOR LANDING

Hard wired smoke detector, ceiling light point.

BEDROOM ONE 10'3 x 10'2 (3.12m x 3.10m)

Ceiling light point, picture rail, double glazed window overlooking rear garden, radiator with thermostatic valve, T.V. aerial point, extensive range of built in wardrobes providing hanging space and shelving with mirror frontage.

BEDROOM TWO 11'8 x 11'3 (3.56m x 3.43m)

Southerly aspect, ceiling light point, picture rail, radiator with thermostatic valve, southerly aspect double glazed window to front, extensive range of four double built in wardrobes providing hanging space and shelving as well as storage over.

BEDROOM FIVE 8'7 x 8'0 (2.62m x 2.44m)

Southerly aspect, double glazed window to front, ceiling light point, picture rail, radiator with thermostatic valve.

SHOWER ROOM 7'5 x 5'6 (2.26m x 1.68m)

Ceiling light point, double glazed window with obscure glass, white low level W.C. vanity unit with two pull out storage drawers under, inset sink, mixer tap, pop up waste, chrome ladder style radiator, feature tiled flooring, walk in shower with fixed shower screen, fully tiled surround, extractor fan, wall mounted over sized showerhead with separate handheld body attachment, wall mounted thermostatic shower, recessed storage shelving.

STAIRS

From first floor landing to second floor.

SECOND FLOOR LANDING

Ceiling light point, hardwired smoke detector.

BEDROOM THREE 11'8 x 8'8 (3.56m x 2.64m)

Double glazed window offering views over rear garden as well as views to Blatchington Mill, ceiling light point, hardwired smoke detector, extensive range of built in wardrobes providing hanging space and shelving with storage cupboards over, radiator with thermostatic valve.

BEDROOM FOUR 14'2 x 8'5 (4.32m x 2.57m)

Southerly aspect with hardwired smoke detector, ceiling light point, two 'Velux' windows with fitted black out blinds and offering views to sea, part character sloping ceiling, radiator with thermostatic valve, eaves storage cupboards, recessed loft space.

BATHROOM 6'6 x 6'6 (1.98m x 1.98m)

Double glazed window overlooking rear garden offering views to Blatchington Mill', ceiling light point, white low level W.C. pedestal wash hand basin, mixer tap, pop up waste, panelled bath, mixer tap, wall mounted thermostatic shower, shower screen, chrome ladder style radiator.

OUTSIDE

FRONT GARDEN

Concrete terrace, timber storage shed, hedge surround, shrub borders.

REAR GARDEN 80' in length (24.38m in length)

Approximately 80ft in length, predominantly laid to lawn, well stocked tree and shrub borders, concrete patio area, outside light and water tap, path to side of garden leading to gate to rear of garden opening to service road. Good sized summerhouse with pitched roof, double opening casement doors with double glazed windows inset, two further opening double glazed windows set in wooden frames.

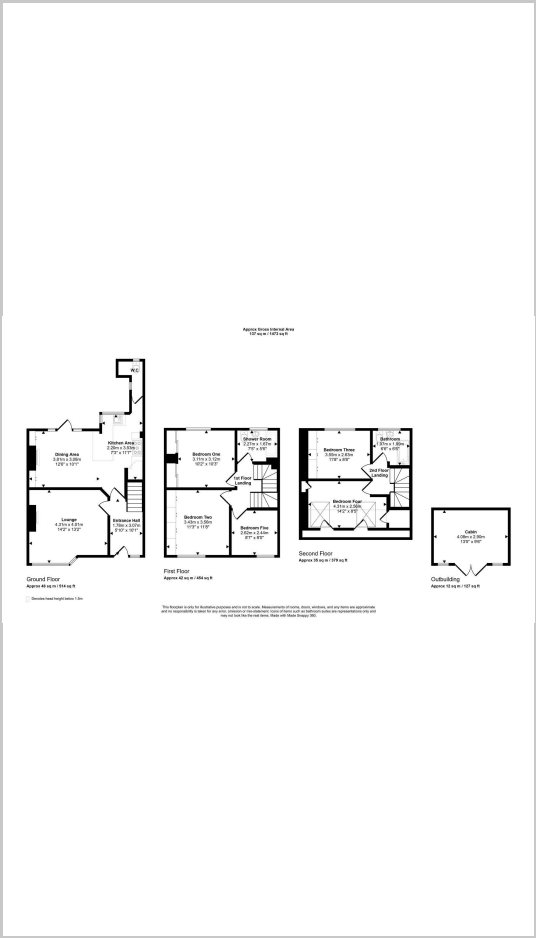
COUNCIL TAX

BAND C

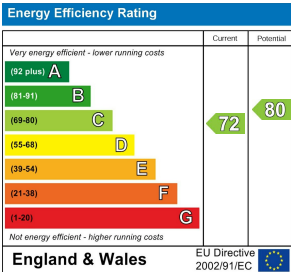
Area Map



Floor Plans



Energy Efficiency Graph



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