



16 Gladys Road

Hove, BN3 7GL

Offers In The Region Of £450,000



A SPACIOUS EXTENDED SEMI DETACHED FAMILY HOME IN NEED OF MODERNISATION BEING SOLD WITH NO ONWARD CHAIN.

Conveniently situated between Hallyburton Road and the Old Shoreham Road, Hove . Local and extensive shopping can be found in Boundary Road as well as bus services to town. Nearby, Portslade railway station is located in Station Road (approximately 1/2 mile away). The property is also well situated for schools, doctors and dentist. Hove bathing beaches and lawns are located to the south of the Kingsway. Access to the A23/A27 is located nearby.



ENTRANCE HALL

Double glazed front door, coved ceiling, ceiling light point, two wall light points, wooden panelling to dado rail, radiator, wall mounted digital central heating thermostat, feature lead and and glazed window providing borrowed light from lounge. Understairs storage cupboard housing electric and gas meters, fuse board, shelving and storage, feature door with lead and single glazed glass to upper panel.

CLOAK ROOM

With two port hole windows, ceiling light point, wooden panelling to dado rail, hand crafted vanity unit with inset sink, low level w.c, radiator.

LOUNGE 18'6 x 11'3 (5.64m x 3.43m)

Easterly aspect with double glazed bay window overlooking front garden, coved ceiling, ceiling light point, wall light points, double opening glazed casement doors from entrance hall, feature fireplace with wooden surround and tiled insert, two radiators, feature borrowed light window from entrance hall. Double opening concertina doors to rear of room leading to:

DINING AREA 9'6 x 8'3 (2.90m x 2.51m)

Coved ceiling, ceiling light point, range of eye level display cabinets and low level storage with roll edge work surface over, shelving, access to reception room two and doorway to:

KITCHEN 10'3 x 8'11 (3.12m x 2.72m)

Westerly aspect with ceiling light point, double glazed window looking onto rear garden, double glazed door providing access to garden, range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, double circular sinks with mixer tap, space and plumbing for washing machine, space for other appliances, wall mounted 'Ideal' gas central heating boiler with adjacent control panel for heating and hot water. Doorway from Entrance Hall.

RECEPTION ROOM TWO 13'1 x 8'11 (3.99m x 2.72m)

Ceiling light point, wall light point, dual aspect room with two double glazed windows to south and west overlooking rear garden, radiator, mock Tudor beamed ceiling and walls, room accessed from Dining area.

STAIRS TO FIRST FLOOR

From entrance hall, with feature wrought iron to wooden handrails, wooden panelled wall to dado level and hand rail to side wall.

FIRST FLOOR LANDING

Double glazed window facing south, ceiling light point, hatch to loft space with fitted ladder, (loft with light point), airing cupboard housing lagged cylinder and slatted shelving.

BEDROOM ONE 13'4 x 12'0 (4.06m x 3.66m)

Easterly aspect with double glazed window with Juliet balcony under overlooking front garden. Ceiling light point, radiator, double built in wardrobe with hanging space and shelving.

BEDROOM TWO 11'0 x 9'6 (3.35m x 2.90m)

Westerly aspect with double glazed window overlooking rear garden, ceiling light point, radiator, built in double wardrobe with shelving.

BEDROOM THREE 10'0 x 6'6 (3.05m x 1.98m)

Easterly aspect with double glazed window overlooking front garden, ceiling light point, radiator.

BATHROOM

Ceiling light point, double glazed window with obscure glass, wall mounted electric bar heater, heated towel rail, low level w.c, pedestal wash basin with hot and cold taps, feature roll top bath with claw feet and telephone style mixer tap and shower attachment, part wooden panelled walls to dado rail.

OUTSIDE

FRONT GARDEN

Westerly aspect, landscaped to provide crazy paved terrace and seating areas, raised planters with mature trees and shrubs, pathway leading to front door with outside lighting and feature ornate style door surround.

REAR GARDEN

Westerly aspect, landscaped to provide paved patio's, raised planters with mature trees and shrubs, side access to front of house, outside lighting, further patio with pergola over, door to WORKSHOP (FORMER GARAGE), with windows, built in storage cupboards, work bench's power and lighting.

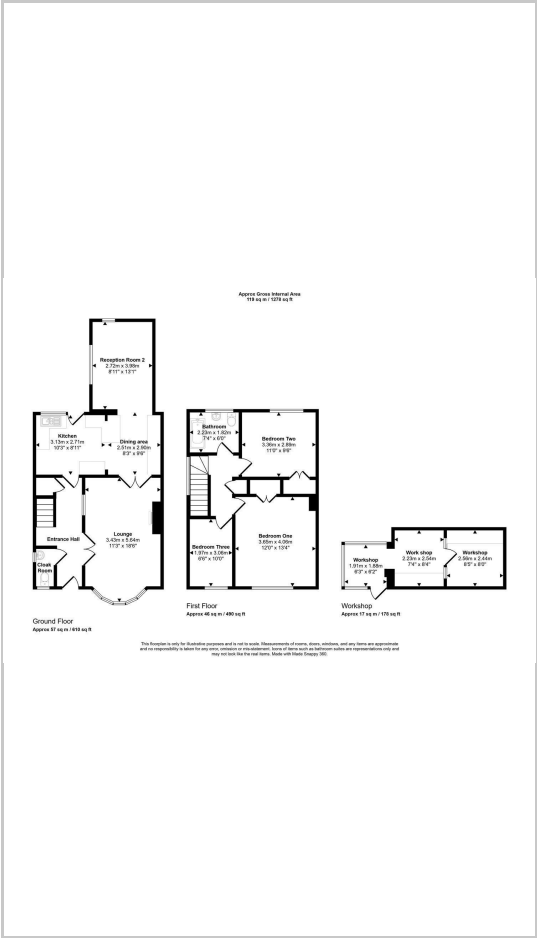
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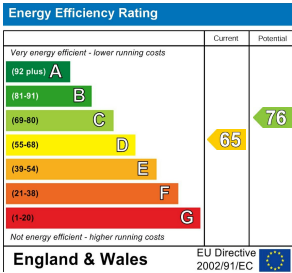
Area Map



Floor Plans



Energy Efficiency Graph



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