



## 144 Poplar Avenue

Hove, BN3 8PN

Offers In The Region Of £425,000



A SEMI DETACHED CHALET BUNGALOW IN A CONVENIENT LOCATION BEING OFFERED FOR SALE WITH NO ONWARD CHAIN.

Situated between Northease Drive and Sherbourne Road with a choice of shopping facilities located at Hangleton Way, West Way or the Grenadier shopping parade. Buses pass by regularly providing access to the town centre and mainline railway stations with their commuter links to London. The property is well situated for local schools and amenities with doctors, dentist and library located in West Way. Downland walks via the old railway line are located close-by.





SIDE ENTRANCE

Steps up to canopied porchway, part glazed uPVC front door opening into:

ENTRANCE HALLWAY

Ceiling light point, coved ceiling, radiator, small cloaks cupboard with electric fuse board and electric meter, tall cupboard with shelving (former airing cupboard).

LOUNGE 14'2 x 10'11 (4.32m x 3.33m)

Ceiling light point, coved ceiling, telephone point, T.V. aerial point, shelved recess, radiator beneath, additional radiator, understairs storage, uPVC double glazed sliding doors to garden with distant sea views.

KITCHEN 10'2 x 10'0 (3.10m x 3.05m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge worksurfaces, stainless steel sink and drainer, space and plumbing for cooker, space and plumbing for washing machine, wall mounted 'Baxi' boiler, floor laid with lino, fluorescent strip light, coved ceiling, double glazed window to the side of the property, double glazed door to the rear providing access to the garden.

BEDROOM FOUR 10'1 x 7'1 (3.07m x 2.16m)

Double glazed oriel window, ceiling light point, coved ceiling.

BEDROOM ONE 13'1 x 10'9 (3.99m x 3.28m)

Ceiling light point, coved ceiling, double glazed window to the front of property.

SHOWER ROOM 5'10 x 5'5 (1.78m x 1.65m)

Fitted with low level W.C. with pop up waste, vanity unit with inset sink, light up mirror over, corner shower with glass screen, mains operated shower with chrome fittings, radiator towel rail, mirror cabinet, centralised ceiling light point, floor laid with tiles, tiled walls, obscure glass window to the side of the property.

STAIRS

From entrance hallway leading to:

FIRST FLOOR LANDING

Small hatch to eaves space, ceiling light point.

BEDROOM THREE 12'5 x 11'3 (3.78m x 3.43m)

Double glazed window to the front, radiator, built in wardrobes providing storage, ceiling light point.

BEDROOM TWO 12'0 x 11'5 (3.66m x 3.48m)

Ceiling light point, built in wardrobe, hatch to eaves storage, double glazed window with view over rear garden and distant views to downland and sea.

OUTSIDE

REAR GARDEN

Westerly aspect rear garden which can be accessed from lounge/diner and kitchen, patio with steps down to crazy paved patio, lawn, shrubs, pond, raised vegetable beds.

DRIVEWAY

Shared driveway leading to:

GARAGE

Up and over door, power and lighting.

FRONT GARDEN

Laid with lawn and shrub borders.

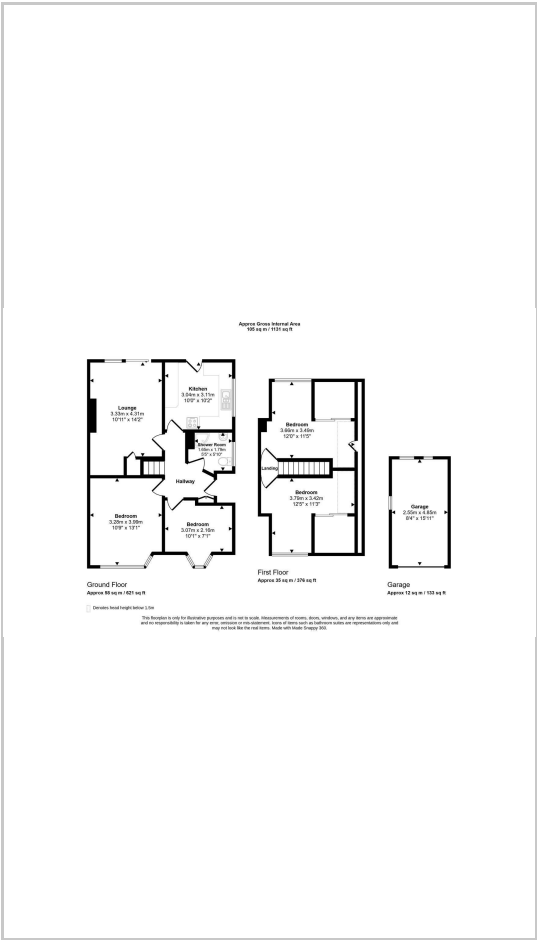
COUNCIL TAX

Band D

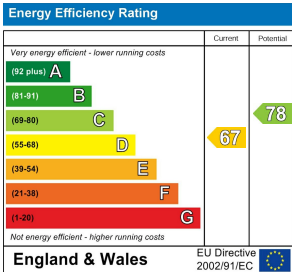
Area Map



Floor Plans



Energy Efficiency Graph



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