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89A Northease Drive

Hove, BN3 8PP

£425,000

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A WELL POSITIONED DETACHED BUNGALOW BEING OFFERED FOR SALE WITH NO ONWARD CHAIN

Situated between Spencer Avenue and Sherbourne Road. Buses pass by in Poplar Avenue providing access to most parts of town and mainline railway stations with their commuter links to London. Local shops can be found in Hangleton Way and at the Grenadier shopping parade. The property is well situated for local doctors, dentists, schools as well as Downland walks.

OPEN SIDE PORCHWAY
With gated approach, outside light point, housed gas meter.

ENTRANCE HALL
Double glazed front door with feature lead criss cross design upper panels, luxury vinyl flooring, coved ceiling, ceiling light point, wall mounted central heating thermostat control, hatch to loft space, cloaks storage cupboard also housing electric meter and fuse board. Radiator, telephone point.

LOUNGE/DINING ROOM 21'6 x 11'3 (6.55m x 3.43m)
Dual aspect to the south and west with double glazed bay window to front and double glazed window to side overlooking side garden to west to Hangleton Valley and Foredown Tower. Coved ceiling, dado rail, 2 x ceiling light points, 2 x wall light points, radiator, T.V. aerial point.

KITCHEN 10'11 x 8'6 (3.33m x 2.59m)
North/westerly aspect with double glazed window overlooking rear patio as well as offering partial views to Hangleton Valley. Coved ceiling, ceiling light point, fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, fully tiled walls, stainless steel single drainer sink unit with mixer tap, cupboard housing 'Worcester' gas combination boiler for heating and hot water, space for under counter fridge, space for free standing cooker, extractor hood over, radiator. Aluminium double glazed door providing access to:

UTILITY LOBBY 7'1 x 5'7 (2.16m x 1.70m)
Ceiling light point, double glazed door to front and further double glazed window and door to rear garden. Space and plumbing for washing machine, further space for other electrical appliances.

BEDROOM ONE 11'8 x 11'3 (3.56m x 3.43m)
North/westerly aspect with double glazed window overlooking rear garden as well as offering views across Hangleton Valley to Foredown Tower, coved ceiling, ceiling light point, radiator. laminate wood effect flooring.

BEDROOM TWO 11'1 x 10'8 (3.38m x 3.25m)
South/easterly aspect with double glazed bay window overlooking front garden, ceiling light point, radiator. Laminate wood effect flooring.

BATHROOM
With fully tiled walls, luxury vinyl flooring, double glazed window with obscure glass, coloured suite comprising of panelled bath with mixer tap and shower attachment, pedestal wash hand basin with hot and cold taps, chrome ladder style radiator, ceiling light point.

SEPARATE W.C
Fully tiled walls, ceiling light point, double glazed window with obscure glass, low level W.C. luxury vinyl flooring.

OUTSIDE

FRONT GARDEN
Laid to lawn with well stocked established shrubs. Access to side garden.

PRIVATE DRIVEWAY
With double opening gates, leading to garage, providing off street parking with centralised steps, hand rail to side.

GARAGE 16'2 x 11'9 (4.93m x 3.58m)
With all weather up and over door, power and light points, covered inspection pit, double glazed window to rear.

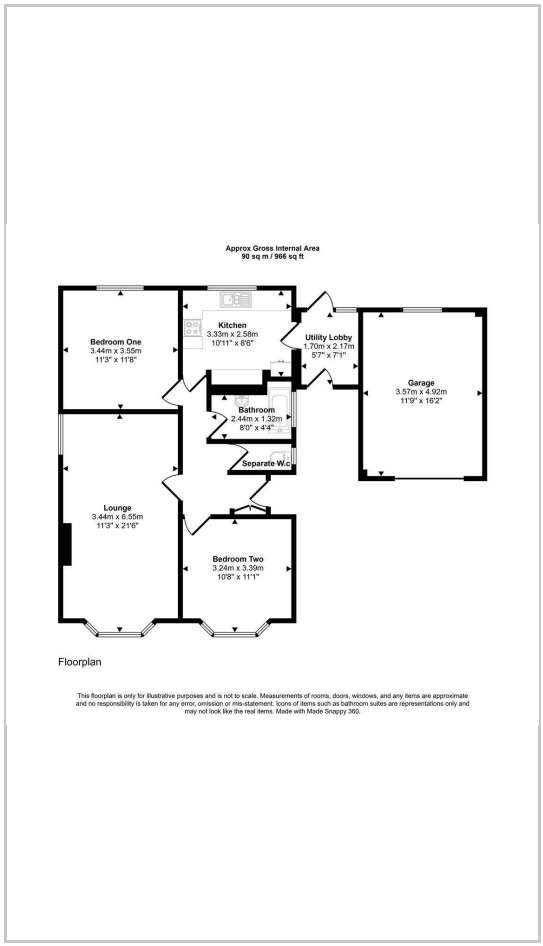
SIDE GARDEN
South/westerly aspect laid to lawn with established shrub borders, access to front garden and access to rear garden.

REAR GARDEN
Laid to small lawn area with well stocked and established shrub borders, step up to 2 x crazy paved patios with raised planters, outside lighting, views westerly to Hangleton Valley.

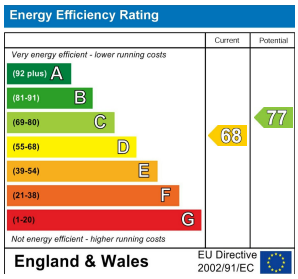
COUNCIL TAX
Band D

Area Map

Floor Plans



Energy Efficiency Graph



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