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31 Northease Drive

Hove, BN3 8PQ

Offers In Excess Of £600,000

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A SPACIOUS EXTENDED FAMILY HOME IN CONVENIENT LOCATION

Situated between Park Rise and Poplar Avenue. 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, dentist, schools and downland walks.







ENTRANCE PORCH
Feature arched approach with double glazed composite outer front door with over and side fixed windows, ceiling light point, tiled flooring.

INNER FRONT DOOR
Two single glazed obscure glass windows and over window, obscure glass panelled inner door opening to:

ENTRANCE HALLWAY 13'2 x 6'9 (4.01m x 2.06m)
Coved ceiling, ceiling light point, radiator with thermostatic valve, wall mounted central heating thermostat control, luxury vinyl tile flooring (LVT), telephone point, understairs storage cupboard.

CLOAK ROOM
White low level W.C. vanity unit with inset sink with mixer tap and pop up waste, high gloss fronted storage under, tiled surround, recessed shelving, ceiling light point, extractor fan.

LOUNGE 15'0 x 12'7 (4.57m x 3.84m)
Southerly aspect with double glazed bay window to front with feature curved radiator under, coved ceiling, ceiling light point, three wall light points, built-in storage cupboards into chimney recess with shelving over, feature brick fireplace with fitted log burner, tiled hearth, T.V. aerial point, part panelled door to room.

DINING ROOM 15'0 x 12'2 (4.57m x 3.71m)
Double glazed bay window overlooking rear garden, coved ceiling, two ceiling light points, LVT flooring, radiator with thermostatic valve, two built in storage cupboards into chimney recess, shelving to other side of recess, feature Adams style fireplace with hearth and insert, part glazed panelled door to room.

KITCHEN / BREAKFAST ROOM 15'9 x 8'11 (4.80m x 2.72m)
Double glazed window overlooking rear garden, recessed spotlighting, ceiling light point, fitted with extensive range of eye level and base units comprising of cupboards and drawers, composite work surfaces, tiled splashbacks, single drainer sink unit with mixer tap, built in electric double oven and grill with storage over and under, separate electric hob with feature extractor hood over, space and plumbing for washing machine, display cabinets, feature radiator, tiled flooring, double glazed door leading to utility room.

UTILITY ROOM 6'9 x 6'5 (2.06m x 1.96m)
Double glazed window to side, double glazed door providing access to garden, space and plumbing for washing machine, tiled flooring, further space for other electrical appliance, built in storage cupboard.

STAIRS
From entrance hallway leading to

FIRST FLOOR LANDING
Split level landing, two ceiling light points, coved ceiling, smoke detector.

BEDROOM ONE 13'4 x 11'3 (4.06m x 3.43m)
Southerly aspect with double glazed bay window to front with feature radiator under, views to sea, recessed spotlighting, extensive range of built in wardrobes providing hanging space and shelving, some have mirrors to frontage, matching drawer unit and bedside tables.

BEDROOM THREE 12'7 x 8'11 (3.84m x 2.72m)
Double glazed window overlooking rear garden, coved ceiling, ceiling light point, radiator with thermostatic valve, extensive range of built in wardrobes providing hanging space and shelving also housing vanity unit with inset sink with mixer tap and flip waste, high gloss fronted storage cupboard under, tiled splashbacks.

BEDROOM TWO 16'2 x 12'8 (4.93m x 3.86m)
Southerly aspect with two double glazed windows offering views to south and sea, ceiling light point, coved ceiling, radiator with thermostatic valve.

BEDROOM FOUR 9'4 x 7'9 (2.84m x 2.36m)
Double glazed window overlooking rear garden, ceiling light point, coved ceiling, built in double wardrobe providing hanging space and shelving, radiator with thermostatic vale.

BATHROOM 9'4 x 6'10 (2.84m x 2.08m)
Double glazed window with obscure glass, recessed spotlighting, extractor fan, modern fitted suite comprising of low level W.C. panelled bath with mixer tap, vanity unit with inset sink, mixer tap and pop up waste, high gloss fronted storage cupboard under, half tiled walls, feature ladder style radiator, quadrant separate walk in shower with aqua board surround, fixed shower screen and opening door, wall mounted thermostatic shower, shower tray.

STAIRS
From first floor landing leading to:

SECOND FLOOR LANDING
'Velux' windows, ceiling light point.

BEDROOM FIVE 12'4 x 10'11 (3.76m x 3.33m)
Four 'Velux' windows, eaves storage cupboard, ceiling light point, smoke detector, radiator with thermostatic valve, views to sea.

OUTSIDE

FRONT GARDEN
Laid to lawn with well stocked shrub borders, wall surround, steps to front door with feature railing.

PRIVATE DRIVEWAY
Private drive leading to garage.

GARAGE 16'3 x 7'10 (4.95m x 2.39m)
Electric up and over door, wall mounted electric and gas meters, electric consumer unit, wall mounted 'Glow-worm' Energy 35C gas central heating boiler, power and light points.

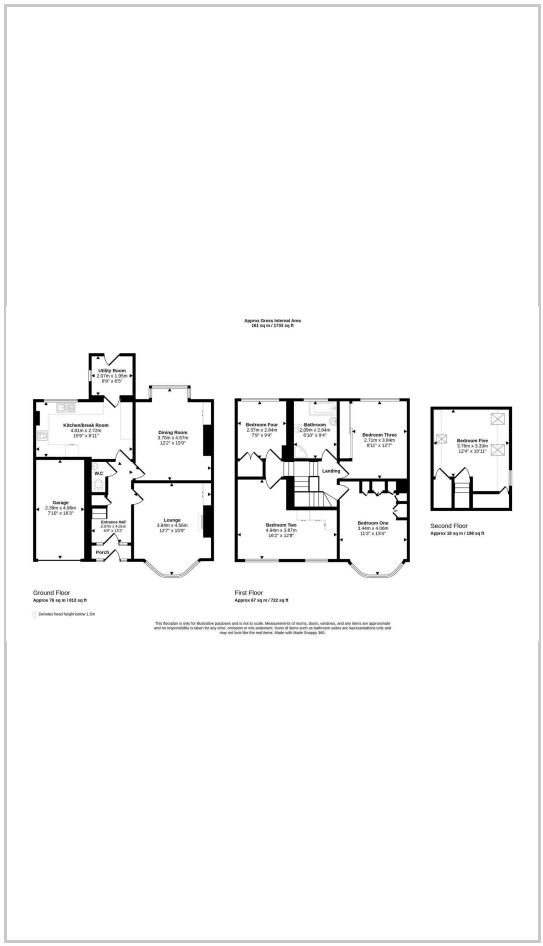
REAR GARDEN
Landscaped to provide good sized paved patio terrace, outside lighting, outside water tap, remainder of garden laid to lawn with well stocked established tree and shrub borders, raised vegetable plot, garden potting shed, raised planters, arch providing side access to refuse storage and gate to front of property.

COUNCIL TAX
Band E

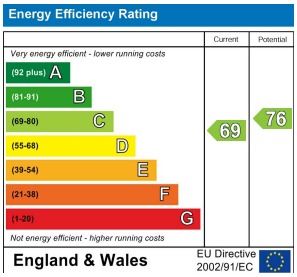
Area Map



Floor Plans



Energy Efficiency Graph



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