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85 Rowan Avenue

Hove, BN3 7JH

Offers In Excess Of £550,000

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A WELL PLANNED AND PRESENTED EXTENDED FAMILY HOUSE IN FAVOURED LOCATION

Situated in the sought after and popular Rowan Avenue located between Hangleton Road and Elm Drive. Local shopping and bus service can be found in Elm Drive and Hangleton Road, providing access to most parts of the City and mainline stations with their commuter links to London. Further shops are available at the nearby Grenadier shopping parade in Hangleton Road. The property is well situated for local doctors, dentist, library and schools.







CANOPIED ENTRANCE
With outside light point, glass upper panelled front door leading to:

ENTRANCE HALL
Exposed wood flooring, coved ceiling, ceiling light point, picture rail, hard wired smoke detector, understairs storage cupboard also housing electric consumer unit, electric and gas meters, built in cloaks storage cupboard with further storage cupboard over, radiator with decorative cover.

INNER HALLWAY
Recessed spotlighting, central heating thermostat control.

SEPARATE W.C
Recessed spotlighting, low level w.c, vanity unit with inset sink with mixer tap and pop up waste and storage cupboard under, tiled splash backs and tiled flooring, extractor fan.

LOUNGE 12'2 x 12'1 (3.71m x 3.68m)
Westerly aspect with double glazed bay window to front, exposed wood flooring, radiator, coved ceiling, ceiling light point, picture rail, 2 x wall light points, T.V aerial point, feature open fireplace with tiled hearth and wooden fire surround, built in storage cupboard into chimney recess.

OPEN PLAN KITCHEN/DINER/FAMILY ROOM 17'3 x 14'8 (5.26m x 4.47m)
Easterly aspect, with feature vaulted ceiling to rear with 3 built in Velux windows, further double glazed window looking onto garden and bi-folding doors with double glazed panes inset in painted wood frames providing access to garden. Recessed spot lighting, exposed wood flooring, 2 feature radiators. Kitchen area with extensive range of eye level and base units comprising of cupboards and drawers, lighted display cabinets, space for range cooker with extractor hood over and recessed lighting, 'Quartz' work surface and returns, butler sink with mixer tap over, water softener., space for american style fridge/freezer, pull out tiered storage racks. Centre consul with over ceiling lighting, 'Quartz' work surfaces and overhang to provide breakfast bar area, integrated dishwasher, integrated double bin', storage cupboards and drawers, door to:

UTILITY ROOM 6'4 x 6'4 (1.93m x 1.93m)
Fitted with range of high gloss fronted eyelevel and base units comprising of cupboards and drawers, single drainer sink unit with mixer tap, water softener, tiled slash backs, wood block worksurface, space and plumbing for washing machine and space for tumble dryer, recessed under cupboard lighting, extractor fan, exposed wood flooring, light point.

STAIRS
From Entrance hall, with spindles to handrail, leading to:

FIRST FLOOR LANDING
Exposed wood flooring, hatch to loft space with fitted ladder, hard wired smoke detector, picture rail, ceiling light point.

BEDROOM ONE 13'6 x 12'5 (4.11m x 3.78m)
Westerly aspect with double glazed bay window to front, radiator, 2 x double built in wardrobes with further storage over, centralised low level storage cupboard with over shelf, ceiling light point, exposed wood flooring.

BEDROOM TWO 11'9 x 10'6 (3.58m x 3.20m)
Easterly aspect with double glazed window overlooking rear garden also offering distant views to town, coved ceiling, ceiling light point, radiator with decorative cover, exposed wood flooring, single built in wardrobe with storage cupboard over, feature tiled fire place, further storage cupboard also housing 'Worcester Bosch' gas combination boiler for heating and hot water.

BEDROOM THREE 7'3 x 7'2 (2.21m x 2.18m)
Westerly aspect with double glazed window to front, coved ceiling, picture rail, radiator, exposed wood flooring

BATHROOM
Double glazed window with obscure glass, recessed spot lighting, extractor fan, chrome ladder style radiator, low level W.c, feature wash basin with pop up waster and wall mounted controls and filler, storage cupboard under, L-shaped bath with mixer tap, filler and pop up waste, and shower screen, wall mounted thermostatic shower with oversized shower head and separate hand held attachment, part tiled walls, tiled flooring.

OUTSIDE

PRVIATE OFF STREET PARKING
For 2 cars, laid to cobble stone, side passageway giving access to rear garden

REAR GARDEN 50' approximately in length (15.24m approximately in length)
Easterly aspect, landscaped to provide brick paved patio with sleeper surround, outside lighting and power socket, side access to shared passageway to front. Step down from patio to lawn garden with stepping stone brick block path, well stocked shrub and tree borders.

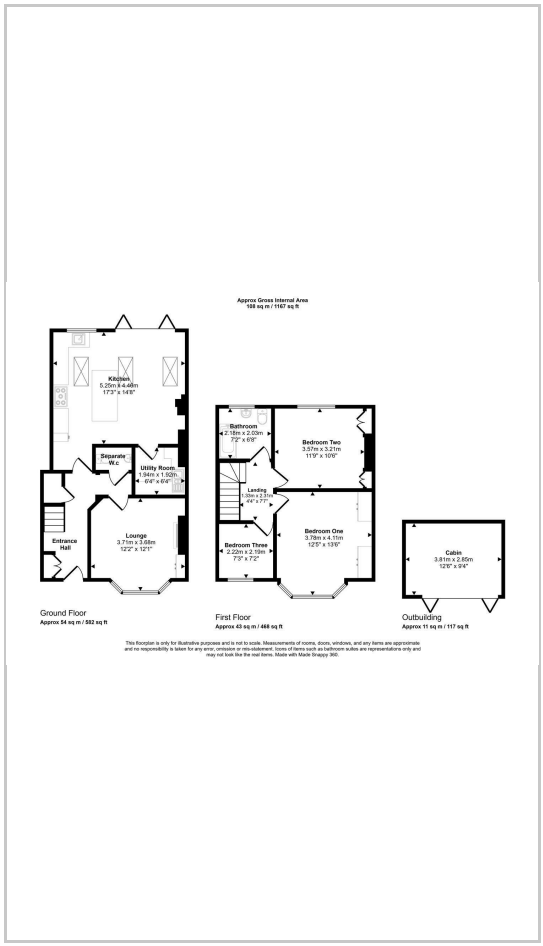
GARDEN ROOM 12'6 x 9'4 (3.81m x 2.84m)
Of composite cedar wood, insulated with aluminium double glazed bi-folding doors to front, independent consumer unit, power and light points, wall mounted electric heater, ADSL connection, adjoined storage shed with power and lighting.

COUNCIL TAX BAND
Band C

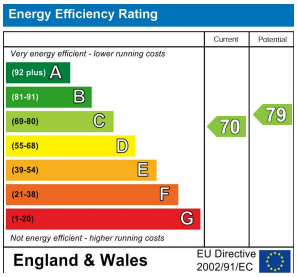
Area Map



Floor Plans



Energy Efficiency Graph



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