

33 Wayfield Avenue, Hove, BN3 7LW £2,700 Per month

Maslen Letting Agents is delighted to offer a deceptively spacious six bedroom detached family house situated in this popular residential location of Hove, within close proximity to good local schools and shopping facilities at The Grenadier. Hove Park is about a mile away. The property offers versatile accommodation arranged over three floors, comprising a fantastic kitchen/dining room which is double aspect and provides access out onto the rear garden. A good size separate living room which leads out onto the conservatory with bi-folding doors opening up onto the garden, study to the front of the property and a family room and utility in the rear extension. The master bedroom benefits from modern En-suite shower room and fitted wardrobes and the family bathroom. The rear garden is the favorable South/Westerly aspect with paved patio section on entering from the house and raised artificial lawn area. To the front of the property is a driveway providing off road parking for a couple of vehicles which leads to the garage. EPC Rating C. Deposit £3100. Council Tax Band F. Available from January.



Main Entrance

Main door leading to:

Entrance Hallway

Stairs leading to the first floor. Doors leading to:

Office

8'10" x 7'3" (2.70m x 2.22m)

Double glazed front aspect window. Built in desk unit with storage units, shelves and drawers. Radiator.

Kitchen/Dining Room

25'7" x 10'9" (7.81m x 3.30m)

Double glazed window to front. A range of wall and base kitchen units incorporating the built in electric oven and electric hob. Built in American Style fridge/freezer. Integral dishwasher. Sink and drainer with mixer tap. Opening to the dining area with double glazed rear aspect doors leading to the rear garden and patio area. Opening through to:

Living Room

16'5" x 10'6" (5.01m x 3.22m)

Double glazed rear aspect door leading to:

Conservatory

14'4" x 11'5" (4.38m x 3.48m)

A spacious room with double windows and doors including Bi-fold doors. Doors leading to:

Family/Playroom

14'2" x 8'3" (4.34m x 2.52m)

Double glazed rear aspect window. Door leading to:

WC/Utility Room

Toilet suite with storage and a built in wash hand basin. Space/plumbing for washing machine.

First Floor Landing

Stairs leading to the 2nd floor. Doors leading to:

Bedroom One

13'8" x 9'10" (4.17m x 3.02m)

Double glazed front aspect window. Built in wardrobes with further hanging space and drawers. Door leading to:

En-Suite Shower

Double glazed front aspect window. Corner shower cubicle. Low level WC. Wash hand basin with storage under.

Bedroom Two

10'6" x 8'6" (3.22m x 2.60m)

Double glazed rear aspect window. Radiator.

Bedroom Three

8'4" x 7'8" (2.55m x 2.35m)

Double glazed rear aspect window. Radiator.

Bedroom Four/Study

8'9" x 6'11" (2.67m x 2.12m)

Radiator.

Family Bathroom

Double glazed side aspect window. Paneled bath with shower over and screen. Wash hand basin with surrounding storage. Low level WC. Radiator.

Second Floor Landing

Doors leading to:

Bedroom Five

19'10" x 9'10" (6.05m x 3.02m) Double glazed Velux window. Radiator.

Bedroom Six

19'11" x 7'10" (6.09m x 2.39m)

Double glazed Velux window. Radiator.

Outside

Front Garden

Driveway with parking for two vehicles leading to the garage.

Rear Garden

South/West aspect with paved patio section on entering from the house and raised artificial lawn area.



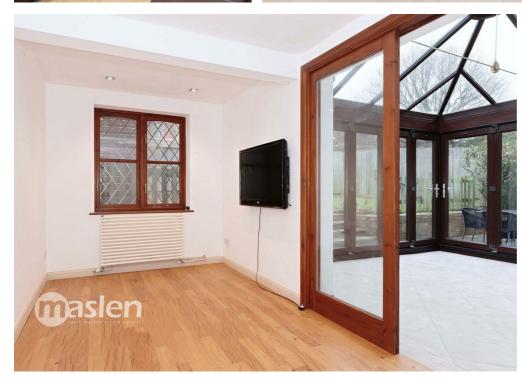










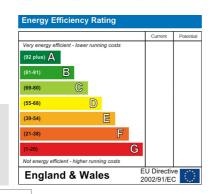


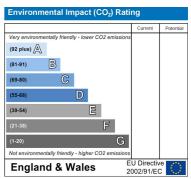






Total area: approx. 190.0 sq. metres (2045.5 sq. feet)





IMPORTANT

Items shown in photographs are not necessarily included. Any photographs of views and neighbouring land are for illustration purposes only.

IMPORTANT

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Any prospective buyer is therefore advised to carry out their own detailed inspection and to obtain verification from their own Solicitor and Surveyor. Any items mentioned in these particulars were at the property at the time these particulars were prepared. This does not, however, guarantee that any such items are included in the sales as to which any prospective buyer is advised to verify with the Seller by written enquiry.

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