



# 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

Whilst every reasonable care is taken in the preparation of these particulars their accuracy is not guaranteed. They do not constitute any representation or warranty by Maslen Estate Agents Ltd or its Directors and other officers and employees, which they do not have authority to give on behalf of the seller. Any measurements given are approximate only and have not been verified or checked. No services equipment fittings of other items mentioned in these particulars have been tested or checked by the Agents who are therefore unable to verify that they are connected, working or in good order.

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.

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

### Environmental Impact (CO<sub>2</sub>) Rating

	Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not environmentally friendly - higher CO <sub>2</sub> emissions		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

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