



Total Area Approx 697.61 sq ft

3 Warrene Road, Hove, BN3 8EG

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Guide Price
£450,000-£475,000 Freehold



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*** GUIDE PRICE £450,000-£475,000 ***
 Detached and deceptively spacious two bedroom bungalow with scope to extend into the loft (STNC). The property offers a private driveway providing off-road parking along with a detached single garage, lawned front and rear gardens with mature borders and flower beds, and attractive views of St Helen's Church and the South Downs National Park. Accommodation comprises a double glazed entrance porch leading to entrance hall, open-plan living space with glazed double doors to the kitchen, double glazed loggia to rear garden, bathroom with separate WC, and two double bedrooms. Located in the popular Hangleton Valley area with easy footpath access to South Downs walks, within 0.5 mile of Hangleton Manor Pub & Restaurant, and 1.3 miles of Sainsbury's Superstore, Portslade's High Street and train station with services to London, Portsmouth and Southampton, and the seafront beyond. Hangleton shopping parade with its mix of national and local stores and eateries including Boots, Tesco, and Co-Op is just a mile from the property, and local schools include Hangleton Primary, Hove Park Valley and Neville Campuses, and Blatchington Mill. There are regular bus services to Brighton & Hove city centre, the Royal Sussex County Hospital, and Portslade, and the area is within easy reach of the A27/A23 road networks giving access to Gatwick and London. Vendor comments: "We have lived happily here for 15 years - it's a quiet area, well serviced with easy road connections and bus services. All the neighbours are friendly and helpful."



*Disclaimer: The vendor is an employee of John Hilltons and has a financial interest in this property.

Approach

Lawned front garden with mature shrub and flower borders, driveway with parking for two vehicles leading to single detached garage, path leading to:

Entrance Porch

Double glazed windows to front and side, full-height double glazed window to other side, hardwood glazed and panelled front door opens into:

Entrance Hall

Door opens into hall with ample space for coat and shoe storage, single radiator, door to:

Living/Dining Room

5.60m x 4.06m (18'4" x 13'3")
 Dual aspect room with full-height double glazed UPVC windows overlooking front garden and two double glazed windows to side, open fireplace with tiled surround, three wall light points, modern vertical radiators, coved ceiling. Glazed double doors into:

Kitchen

2.28m x 3.06m (7'5" x 10'0")
 Double glazed window with views over rear garden, white flat-front base and wall units, roll-edge work surfaces with matching upstand, integrated ceramic hob with fan-assisted oven under and concealed extractor over. Space and plumbing for dishwasher and washing machine, space for upright fridge freezer. Under-unit lighting, single bowl stainless steel sink with drainer and mixer tap, part-glazed door to:

Loggia

1.57m x 2.32m (5'1" x 7'7")
 Double glazed loggia accessed via steps down from kitchen, with doors to rear garden and side access, power point and lighting.

Inner Hallway

Access to loft, storage cupboard with slatted shelf.

Bedroom

3.78m x 3.12m (12'4" x 10'2")
 Double glazed window to front, range of fitted wardrobes and separate built-in storage cupboard.

Bedroom

3.41m x 2.23m (11'2" x 7'3")
 Double glazed window with views over rear garden to the Downs, built-in storage cupboard.

Bathroom

Part-tiled walls, double glazed window overlooking rear garden, white panel-enclosed bath with mixer tap and separate power shower over, vanity storage unit with inset sink and mixer tap.

Separate WC

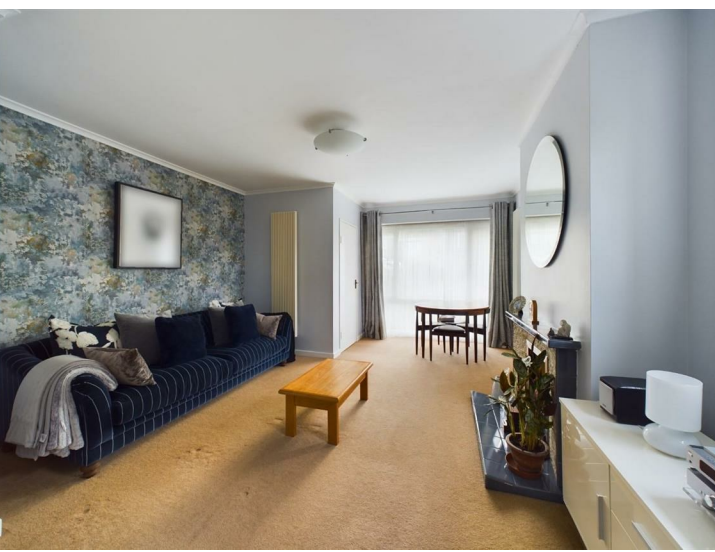
Double glazed window overlooking rear garden, low-level WC.

Garage

Up-and-over door, side door to rear garden, window to garden, power and lighting.

Rear Garden

Decked area accessed from loggia with steps down to patio area, lawned garden with mature borders, outside lighting, steps up to garage and side access.



- Detached Bungalow
- Two Bedrooms
- Bathroom & Separate WC
- Driveway & Detached Garage
- Double Glazed Throughout
- Scope to Extend into Loft (STPC)
- Popular Hangleton Valley Area
- Views to South Downs National Park
- Local Amenities & Bus Services Nearby
- Easy Access to A27/A23 Road Networks

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		63	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Council Tax Band: **D**

The mention of any appliances and/or services in this description does not imply they are in full and efficient working order and prospective purchasers should make their own investigations before finalising any agreement to purchase. The above details are intended for information only and do not constitute an offer or form part of a contract