



## Torrance Close

Hove, BN3 7JR

Offers in the Region of £760,000

HEALY  
& NEWSOM

EST. 1990



# Torrance Close, Hove, BN3 7JR

A hidden gem with a fantastic footprint, this detached bungalow is a RARE FIND and set within secluded grounds in a popular residential Hove location. Accessed via a private driveway leading to just two properties, the bungalow has off street parking, a garage and an incredibly private south east facing garden.

Internally, the property is very secluded and has well presented, bright accommodation comprising three double bedrooms, a generous living/dining room, two bathrooms and a kitchen.

## Location

Torrance Close is a long lane leading to a private cul de sac, situated in a convenient location North of the Old Shoreham Road, in Hove and is situated off Cranmer Avenue. This location is ideal for transport links to the rest of Brighton, Hove and beyond with regular bus services and Aldrington train station is less than half a mile away, with bypass links to the A27 and A23 being easily accessible. Poets Corner and Portland Road with its array of shops, restaurants and pubs are both within easy reach as is Hove Park with its 40 acre's of playing fields.

## Accommodation

Approached via level ground, Torrance Close is a private road that leads to two hidden away bungalows. Number one enjoys off street parking for more than one car and a garage with up and over door.

A well maintained front garden with manicured bushes and a neat lawn with pathway lead to the properties entrance. Once inside, a bright hallway laid to original retro chequer board flooring turns and gives access to most principal rooms.

Bedroom two sits at the front of the property and enjoys thick neutral carpet and a bank of built in wardrobes. Bedroom three sits behind and is a smaller double room with double glazed French doors that open onto a secluded courtyard; the perfect room for your guests.

Generously proportioned and flooded with natural light, the living/dining is modern, light and airy with a dual aspect and wonderful leafy green views over the private garden. Laid to wood effect flooring with a neural décor, there's ample room for a dining table and chairs and French doors give direct access to the south facing decked terrace.

With retro chequer board flooring continued, the kitchen also enjoys a bright dual aspect with secondary access to the living room and with a door straight onto the garden. Enjoying modern fixtures and fittings, the kitchen comprises a range of Shaker style wall and base units with a laminate work surface and ceramic one and half bowl sink and drainer. There's a four ring gas hob with vibrant blue splash back, oven under and extractor hood above, with space and provisions for a washing and freestanding fridge freezer.

The bathroom located at the front of the property is modern in design and laid to slate grey ceramic tiling. Comprising a wood panel enclosed bath with mixer taps and shower over, and a contemporary sink and vanity unit with dove grey metro tiled surrounds, with heated towel rail. The separate cloakroom sits adjacent with a low level eco flush WC.

An internal hallway from the living room with built in library shelving, and thick carpeting, gives access to the principal bedroom and second spacious bathroom.

The principal bedroom has a bright dual aspect to the east and south, and has French doors overlooking and leading straight onto the secluded rear garden. This calm space enjoys thick carpet and ambient wall lighting.

Generous in size, the rear bathroom is bright with a southerly aspect and a contemporary suite with the luxury of underfloor heating. Laid to slate grey tiling with a tile panelled bath and shower over with a sea blue splash back. There a large airing cupboard and a heated towel rail.

## Outside & Garage

Incredibly private, the large rear garden is luscious and green with mature evergreen and hedgerow borders. Enjoying an array of established shrubs and flowers, there's also a great sized decked terrace - ideal for alfresco dining and enjoying the southerly aspect. There's a garden shed hidden away and a further paved courtyard accessed via bedroom three.

From the kitchen access there's a covered veranda and secured gated side access to the front of the property.

The garage has an up and over door the front driveway and is in a very good condition with electric and lighting. A rear door leads out to the private courtyard.

## Additional information

EPC rating: D

Internal measurements (Incl. Garage) : 1,165 Square feet / 108.3 Square metres

Tenure: Freehold

Council tax band: E

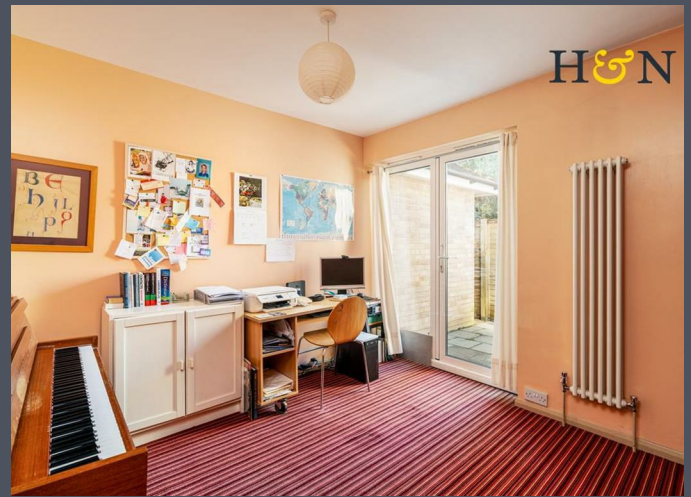
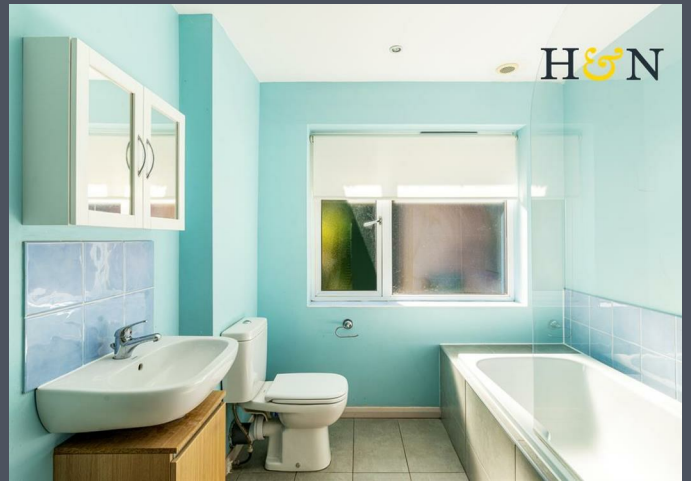
**VERY IMPORTANT NOTES** - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by a prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and/or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any planning permissions or building regulations have been obtained for this property. Also any planning permissions/building regulations claimed to be correct are also not guaranteed.

H&N

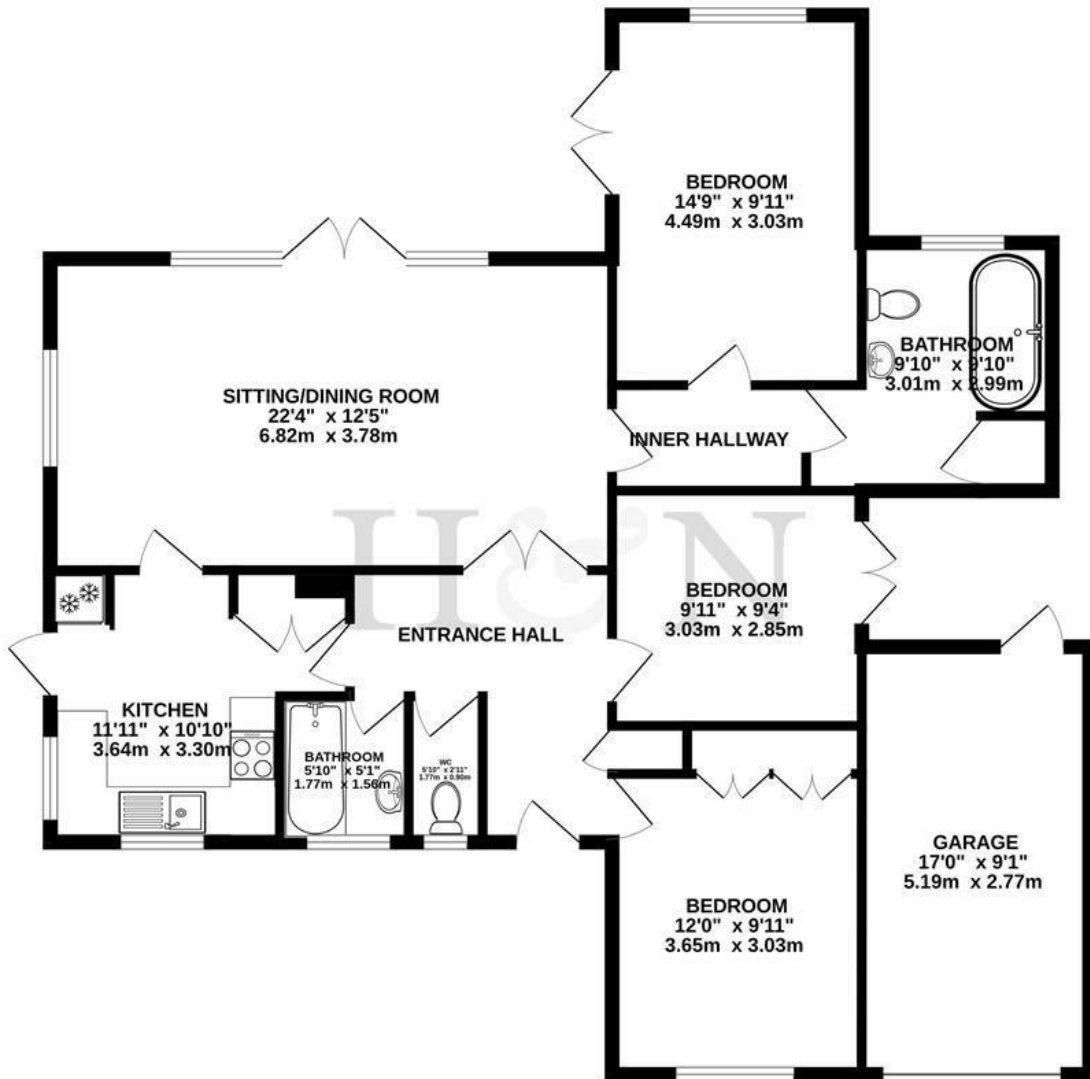


H&N





GROUND FLOOR  
1165 sq.ft. (108.3 sq.m.) approx.



TOTAL FLOOR AREA : 1165 sq.ft. (108.3 sq.m.) approx.

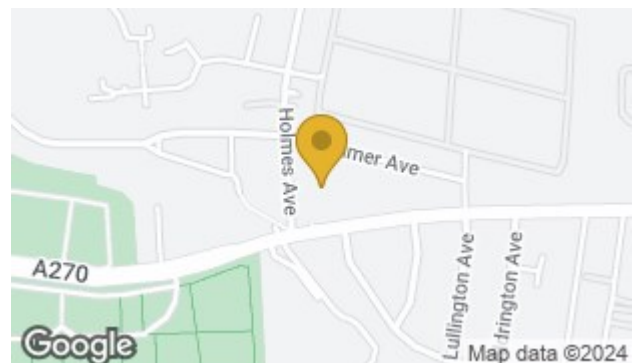
Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
Made with Metropix ©2023

**HEALY  
& NEWSOM**

EST. 1990

19 Richardson Road  
Brighton & Hove  
East Sussex BN3 5RB

01273 746674  
hove@healynewsom.co.uk  
www.healynewsom.co.uk



**VERY IMPORTANT NOTES** - Although every care has been taken in the production of these sales particulars prospective purchasers should note: 1. All measurements are approximate - floor plans included - no responsibility is taken for any error, omission, or misstatement. The plan is for illustrative purposes only and should be used as such by an prospective purchaser. 2. Services to the property, appliances, fixtures and fittings included in the sale are believed to be in working order (though they have not been checked). 3. Prospective purchasers are advised to arrange their own tests and-or surveys before proceeding with a purchase. 4. The agents have not checked the deeds to verify the boundaries. Intending purchasers should satisfy themselves via their solicitors as to the actual boundaries on the property. None of the description whatsoever forms any part of the contract for this property and is not guaranteed in any way whatsoever to be correct. It cannot be assumed by omission that any