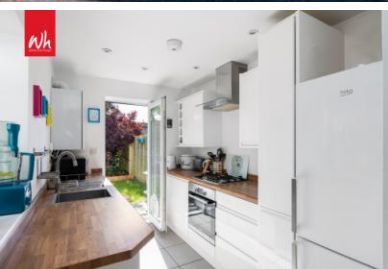


wh

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31 Grange Road, Hove BN3 5HU

Asking Price Of £525,000

- THREE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- PRIVATE GARDEN
- PRESENTED IN EXCELLENT ORDER
- DESIRABLE LOCATION
- UPVC DOUBLE GLAZED WINDOWS

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Whitlock and Heaps are pleased to bring to market this charming mid terrace property that is offered to market in excellent order throughout with a through living/dining room that opens onto the modern kitchen and private rear garden with a beautiful flint wall to the rear. On the first floor there are three good size bedrooms and a modern bathroom.

The property is situated in this convenient location within walking distance of three train stations, local shops and Hove seafront.

ENTRANCE HALL Radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye-level wall cupboards, inset four ring gas hob with extractor over, electric oven, appliance space, 'Vaillant' gas-fired boiler, UPVC double glazed window, radiator, tiled floor.

LIVING/DINING ROOM Two UPVC double glazed windows, two radiators, understairs cupboard.

FIRST FLOOR

LANDING Hatch to loft space, two fitted cupboards.

BEDROOM 1 UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over, glazed shower screen, sink with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed window, part tiled walls.

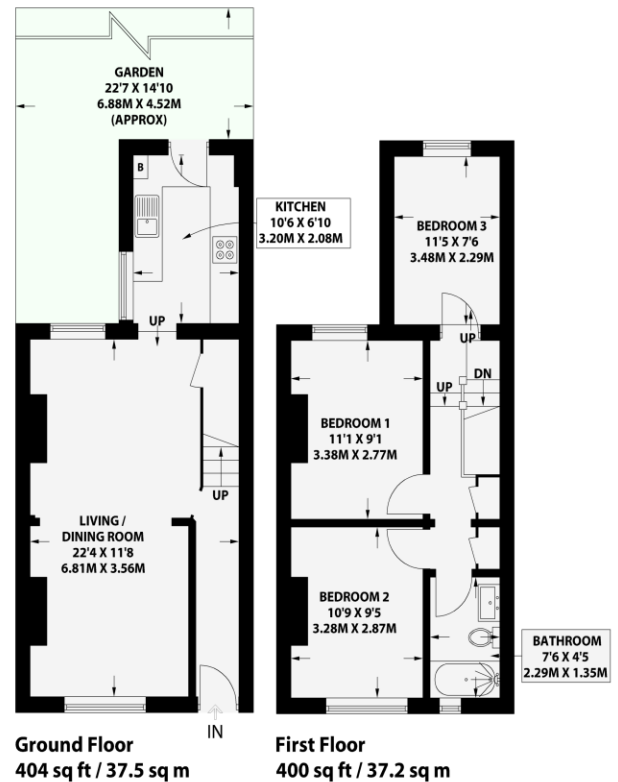
OUTSIDE

REAR GARDEN Area of lawn with paved patio and flower border.

GRANGE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
804 sq ft / 74.7 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, figures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH Ceiling Height
 T Hot Water Tank
 FF Fridge / Freezer
 Head Height Below 1.5m
 S Measuring Points
 Storage Cupboard
 W Fitted Wardrobe
 Garden Shortened for Display



Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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