



Asking Price
£665,000
Freehold

Cranmer Avenue, Hove

- DETACHED THREE DOUBLE BEDROOM HOUSE
- NO ONWARD CHAIN
- FAMILY BATHROOM + ENSUITE
- DRIVEWAY FOR TWO CARS
- LANDSCAPED SOUTH FACING REAR GARDEN
- MODERN ECO HOME

Robert Luff & Co are delighted to bring to market this truly one-off, detached family home constructed in 2019 and designed by a local architect. Located in Cranmer Avenue this home benefits from being in close proximity to local amenities, highly rated Schools including Hove Park and Blatchington Mill, Hove mainline station, bus services and easy access to the A23/A27.

The accommodation within the property is arranged over three floors and briefly comprises three double bedrooms, one ensuite, modern fitted family bathroom and open plan kitchen/living area with direct access to the South facing landscaped rear garden. Also benefiting from off road parking for two cars, utility room, remainder of a 10 year new build warranty, solar panels, aluminium Velfac and Rational wood windows.

T: 01273 921133 E:
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Accommodation

Porch

Door to cloakroom, storage cupboard

Cloakroom

Tiled flooring, wall mounted radiator, WC, sink, storage cupboard, frosted window, inset spotlights

Entrance Hall

Engineered oak flooring, local built solid oak stair case leading to first floor, access to living area

Living / Dining Room 16'6" x 16'0" (5.03m x 4.90m)

Engineered oak flooring, inset spotlights, MHS flat panel radiators, sliding doors with bespoke black out roller blinds, leading to South facing landscaped rear garden,

Kitchen 9'1" x 8'11" (2.79m x 2.74m)

Stylish modern fitted kitchen with wall and base units, integrated fridge freezer, dishwasher, undercounter oven, gas hob & stainless steel extractor hood, and quartz worktops incorporating sink / drainer. Two frosted windows and door leading to utility room

Utility Room 5'6" x 5'4" (1.68m x 1.65m)

Tiled flooring, space and plumbing for under counter washing machine and tumble dryer, boiler, frosted window, extractor fan

Solid Oak Staircase Leading To First Floor

Bedroom Two 16'6" x 9'3" (5.03m x 2.84m)

Sisal natural carpet, MHS flat panel radiator, two windows with black out blind, inset spotlights and downlight,

Bedroom Three 11'8" x 9'8" (3.58m x 2.95m)

Sisal natural carpet, MHS flat panel radiators, two windows with black out blinds, inset spotlights and down light, with door leading to ensuite

Ensuite

Fully tiled ensuite with Duravit porcelain wash hand basin, rainfall shower, heated towel rail, extractor fan

Bathroom

Fully tiled family bathroom with Duravit porcelain wash hand basin, WC and bath with shower overhead, heated towel rail, extractor fan, frosted window, inset spotlights

Solid Oak Staircase Leading To Second Floor

Bedroom One 16'4" x 12'4" (5.00m x 3.78m)

Sisal natural carpet, two windows to front and South facing window with sea view to rear, storage cupboards and eave storage, inset spotlights, MHS flat panel radiators,

Driveway

Block paved driveway with parking for two cars

Rear Garden

South facing, landscaped rear garden with decked seating area, raised plant beds, outdoor tap, Lilac tree, side access, water butt and covered bike store

Agents Notes

Council Tax: D

EPC: B

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Approximate Gross Internal Area = 127.49 sq m / 1372.29 sq ft

Illustration for identification purposed only, measurements are approximate, not to scale.

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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A		88	89
(81-91) B			
(69-80) C			
(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	

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

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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