



Amberley Drive, Hove



Price
£400,000
Freehold

- IN NEED OF MODERNISATION
- GOOD SIZED GARDEN
- NO ONWARD CHAIN
- THREE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION

Robert Luff & Co are delighted to offer to market this three bedroom semi-detached residence situated in the ever popular Amberley Drive in Hangleton. This family home benefits from being in close proximity to local amenities and highly rated Schools including Hove Park and Blatchington Mill.

The accommodation within the property is arranged over two floors and briefly comprises three bedrooms, bathroom, through lounge/dining area, conservatory, kitchen, and rear garden. This home is in need of modernisation throughout.

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Accommodation

Entrance Hall

Living Room 13 x 12'4 (3.96m x 3.76m)

Dining Room 10'2 x 9'9 (3.10m x 2.97m)

Kitchen 10'2 x 10'2 (3.10m x 3.10m)

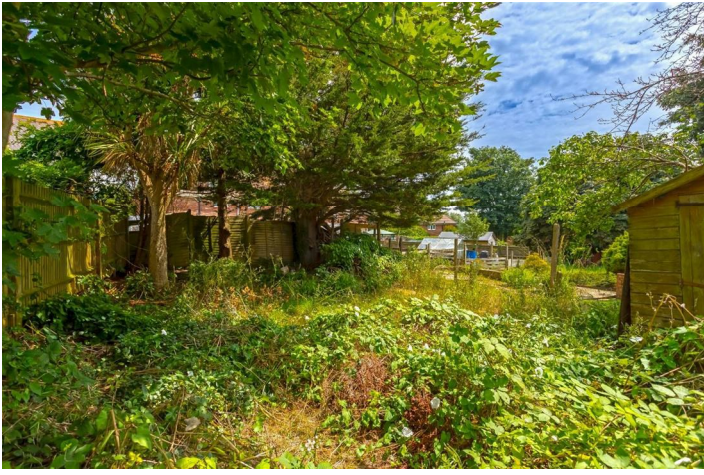
Conservatory 9'9 x 8'6 (2.97m x 2.59m)

Bedroom One 12'4 x 10'10 (3.76m x 3.30m)

Bedroom Two 10'2 x 10'10 (3.10m x 3.30m)

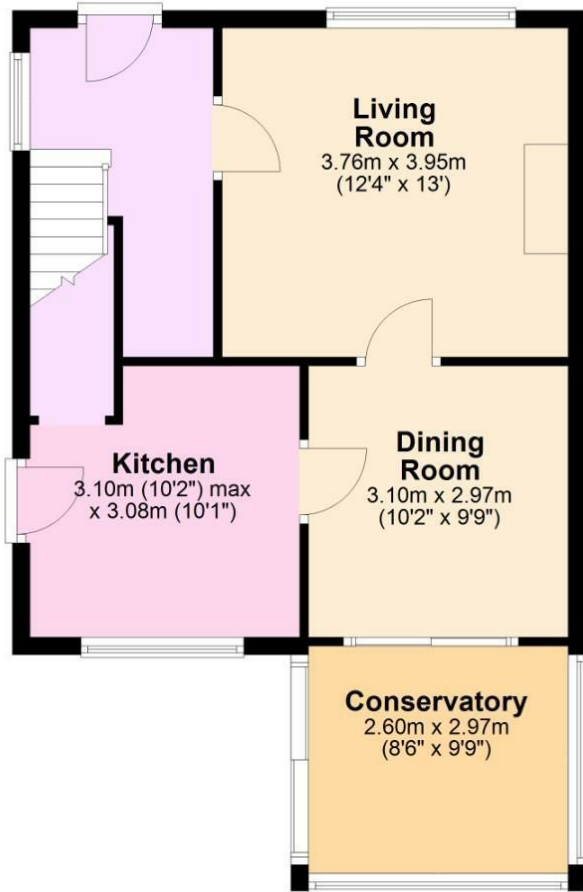
Bedroom Three 9'3 x 9 (2.82m x 2.74m)

Bathroom



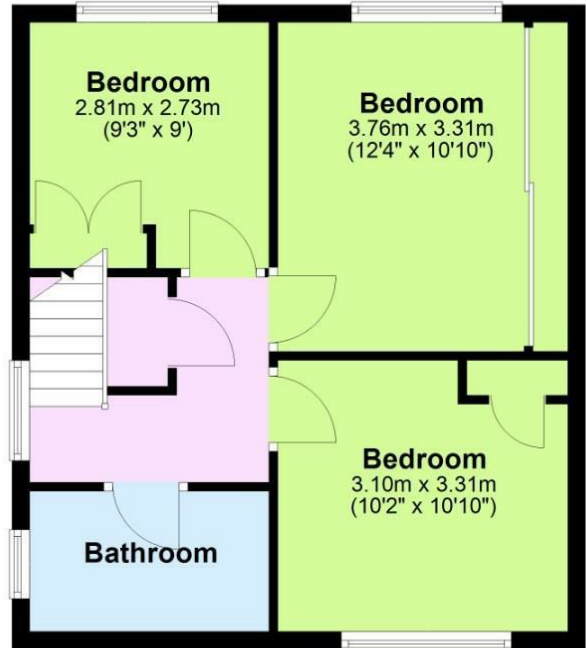
Ground Floor

Approx. 50.8 sq. metres (546.7 sq. feet)



First Floor

Approx. 42.8 sq. metres (460.5 sq. feet)



Total area: approx. 93.6 sq. metres (1007.2 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(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.