



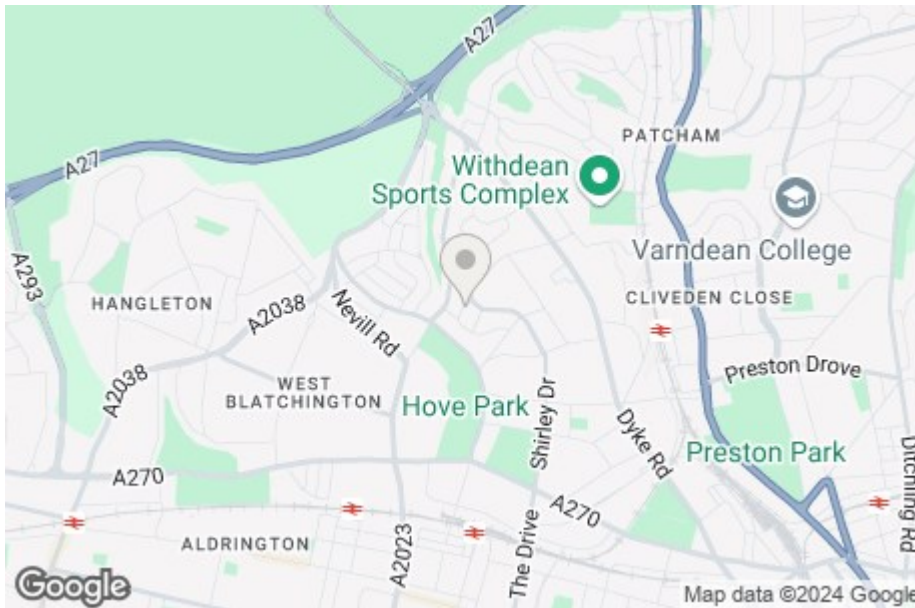
**71 Bennett Drive, HOVE, East Sussex, BN3 6UQ**

**£3,595**

Mishon Welton Letts are pleased to present this lovely 4 bedroom unfurnished detached family property. The spacious porch leads you through to the entrance hall and into the large open plan bright living room then kitchen. The fully equipped and contemporary kitchen has been designed to a very high standard with family use in mind offering a large range of units, a breakfast bar and bi folding doors opening out to the rear lawned garden. Three good sized double bedrooms are also located on the ground floor as well as a great modern family bathroom with double ended bath, separate shower and wc. There is also a separate wc. The upper floor presents a great 'living area' perfect for a study or dressing area or just a relaxing space. The large Master bedroom is beautifully presented with french doors opening onto a Juliette balcony and a en suite with double ended bath, walk in shower and wc. There are many additional features such as a paved driveway and a garage to name but a few.

Available now. Please note these are not all recent pictures as we have not had the chance to photograph.

Council Band F



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			
		71	75
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> emissions			
		66	71
England & Wales		EU Directive 2002/91/EC	