



Wayfield Close, Hove, BN3 7RE
Offers in the region of £500,000



- Sought After Residential Location
- Spacious Well Planned Accommodation
- Three Bedrooms
- Pretty Front & Rear Gardens
- Sole Agents

- Attractive Semi- Detached Family home
- Good Size Lounge
- Family Bathroom & En-Suite Shower Room
- Garage & Private Drive
- Vacant Possession- No Onward Chain

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Summary

Welcome to this charming property located in the sought-after area of Hangleton. This delightful house boasts a spacious kitchen diner, perfect for hosting family and friends. With a good sized reception room, three bedrooms, and two bathrooms, there is ample space for all your needs.

The master bedroom comes with the added luxury of an ensuite bathroom, providing a private sanctuary within your own home.

This property benefits from a lawned front garden with a driveway and access to a garage. There is also a lovely lawned rear garden with a patio.

There is good local schools and shopping facilities close by, and bus services which provide access to most parts of Brighton & Hove.

Don't miss out on the opportunity to make this house your home. Contact us today to arrange a viewing and take the first step towards creating a lifetime of memories in this wonderful property.

Lounge

17'9 x 10'5 (5.41m x 3.18m)

Spacious lounge with stairs leading to the first floor. Useful under stairs storage cupboard. Beige carpet. Two radiators.

Kitchen

13'8 x 10 (4.17m x 3.05m)

Light brown wooden effect laminate flooring. Beech effect Shaker style kitchen with contrasting working surfaces. Space for fridge freezer. Oven and hob and extractor fan. Stainless steel sink overlooking garden. Casement doors providing access to the rear garden.

Downstairs Cloakroom

Low flush wc. Wash Hand basin. Radiator.

Bedroom 1

10'3 x 12'7 (3.12m x 3.84m)

A bright double bedroom with two picture windows. Beige carpet. Two radiators and built in wardrobe cupboards.

En-suite shower room

Light blue walls. Wooden effect flooring. Shower cubicle with sparkly mockled aqua board and mains shower. Wash hand basin. WC

Bedroom 2

11'6 x 7'7 (3.51m x 2.31m)

Double bedroom. Built in shelves. Beige carpets. Radiator.

Bedroom 3

5'9 x 7'7 (1.75m x 2.31m)

Single bedroom with built in cupboard /wardrobe.

Main Bathroom

Fitted white suite incorporating bath with mixer shower and screen. Wash hand basin. WC. Radiator. Towel rail, mirror and fitted shelf.

Garage

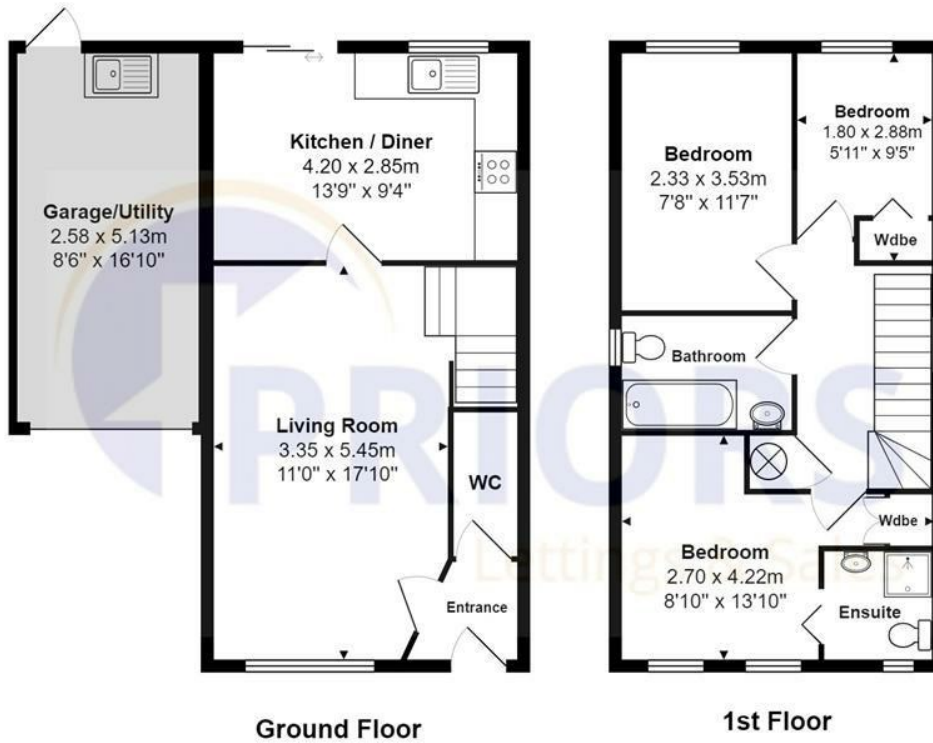
8'5 x 16'5 (2.57m x 5.00m)

Good size single garage with up and over door. Wall mounted storage cupboards. Fitted sink and plumbing for washing machine.

Garden

Attractive, largely level good sized rear garden. Mainly laid to lawn with adjacent patio area.

Timber garden shed. Rear door to garage.



Total Area: 84.8 m² ... 913 ft²

All measurements are approximate and for display purposes only

Energy Efficiency Rating		Current	Potential
<i>Very energy efficient - lower running costs</i>			
(92 plus) A			86
(81-91) B			
(69-80) C		69	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not energy efficient - higher running costs</i>			
England & Wales		EU Directive 2002/91/EC	

