

# Nicholas James



27 Meads Avenue, Hove, BN3 8EE

Guide Price £575,000 - £600,000

- Garage
- West Facing Garden
- Quiet Location In Hangleton Valley
- Off Street Parking For Three Cars

Fantastic detached bungalow with garage, off street parking and a delightful west facing garden. This stunning property benefits from bright and spacious accommodation comprising; two double bedrooms, family bathroom and en-suite shower room to master bedroom with luxury fitted wardrobes. Modern fitted kitchen & utility room. Good sized lounge with patio door to conservatory with doors to garden. The property is extremely well presented throughout, including replacement UPVC anthracite/white double glazed windows and doors, new Worcester Bosch combination boiler and updated heating system with designer radiators. Updated replacement fuseboard. New oak faced internal doors. The secluded outside space is the perfect spot to enjoy all day sun with additional large decking area complete with LED lighting and illuminated water feature.

The location will appeal to many, quietly yet conveniently located in Hangleton Valley with easy access to local shops, amenities and nearby stunning walks over the beautiful South Downs. Surrounding areas are within easy reach with the A27 close by along with Portslade mainline station offering regular and direct links to London.

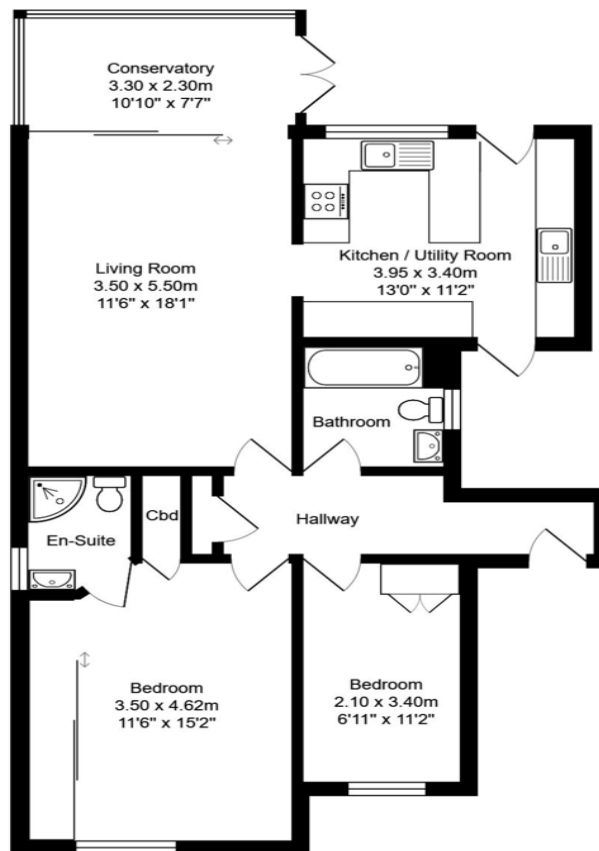












Meads Avenue

Total Area: 78.1 m<sup>2</sup> ... 841 ft<sup>2</sup>

All measurements are approximate and for display purposes only.

Score	Energy rating	Current	Potential
92+	A		
81-91	B		84   B
69-80	C		
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these sales particulars, they are for guidance purposes only. All measurements are approximate are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers are advised to recheck the measurements

