



118 ROWAN AVENUE HOVE, BN3 7JH

FREEHOLD

Guide Price £550,000 - £600,000. Fantastic family home with off street parking and west facing rear garden. This superb property benefits from a ground floor extension and loft conversion, creating a bright and spacious feel across three floors. The well presented accommodation comprises; four bedrooms (three good sized doubles), two bathrooms (one en-suite) and lovely open plan, double aspect living area with modern kitchen overlooking the rear garden. Outside, there is off street parking for multiple vehicles to the front and a delightful west facing rear garden. Additional benefits include a useful garden room and secure side access.

This sought after location is within easy reach of popular schools, local shops and amenities. Commuters will enjoy quick access to the A27/ A23 whilst Portslade mainline station provides regular and direct links to London.

Nicholas James

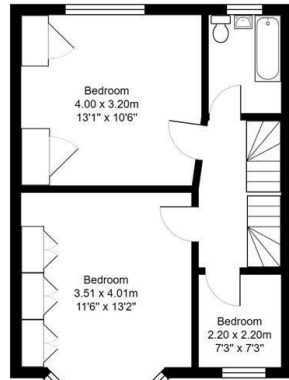
SALES LETTINGS AUCTIONS



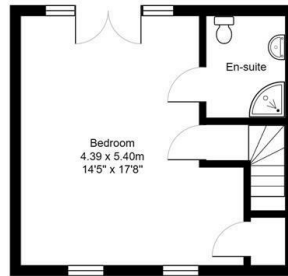




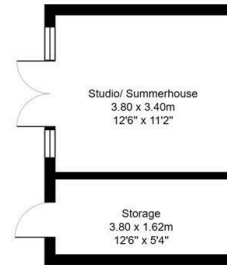
Ground Floor



First Floor



Top Floor



Rowan Avenue

Total Area: 145.6 m² ... 1567 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			<div style="text-align: center;"> 85 </div>
(81-91) B			
(69-80) C			
(55-68) D		64	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and 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/tenants are advised to recheck the measurements

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