



17 GREENLEAS

HOVE, BN3 8AD

FREEHOLD

Guide Price £600,000 - £625,000. Beautifully presented and extended family home located in an enviable cul-de-sac setting. This fantastic property has been modernised to a high standard throughout with accommodation comprising; three double bedrooms, luxury bathroom and impressive open plan living area overlooking and opening onto the delightful west facing rear garden with lovely garden room. To the front there is off street parking for multiple cars.

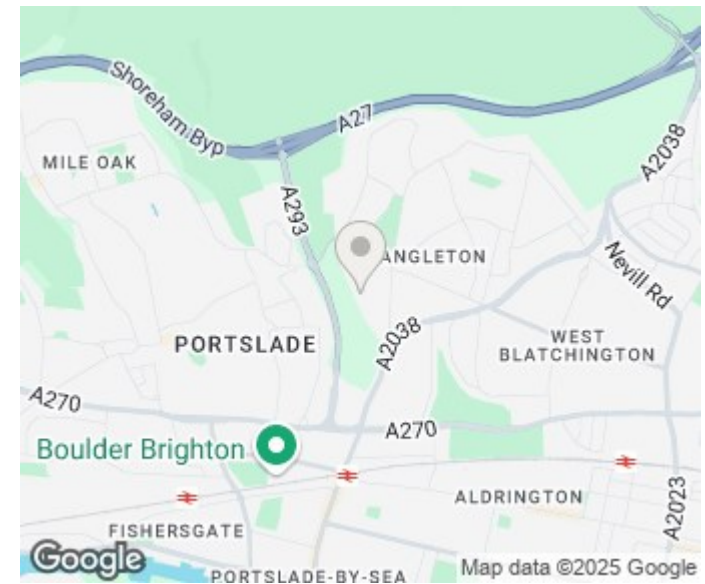
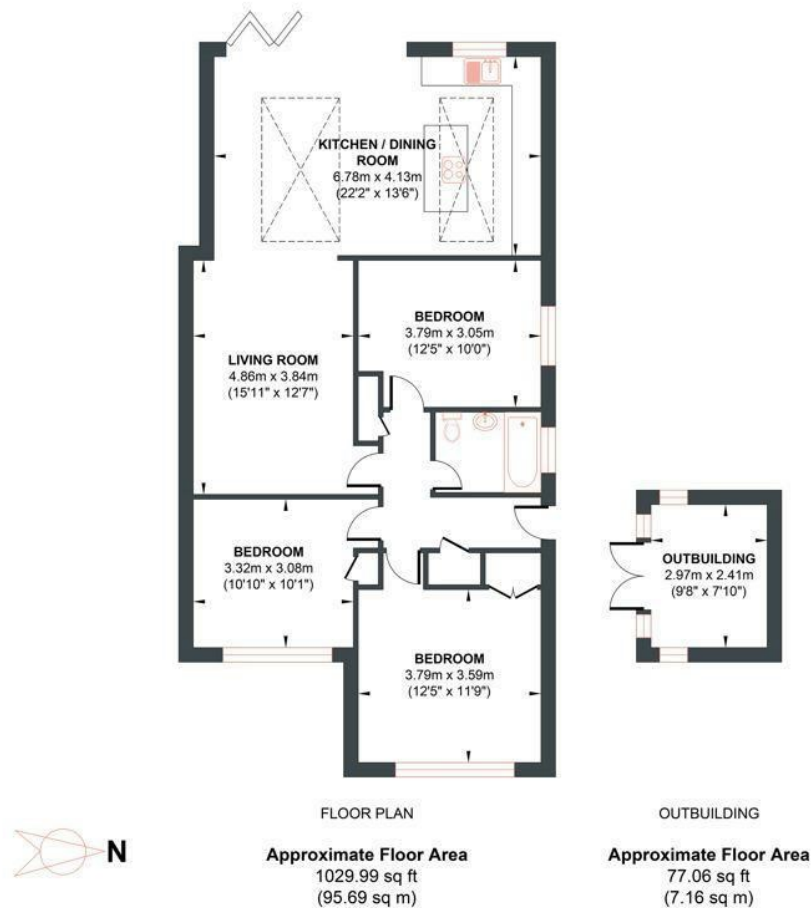
This extremely popular location, is quietly yet conveniently located close to plenty of local amenities and schools and backs directly onto Greenleas recreation ground. Portslade mainline station offers regular and direct links to London and there is easy access onto the A27/ A23.

**Nicholas
James**

SALES LETTINGS AUCTIONS







Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		86
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F	39	
(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

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James

SALES LETTINGS AUCTIONS