

Peter David

Properties Ltd

Residential Sales and Lettings



8 Coach Road

, HD6 2LX

£240,000



8 Coach Road

Hove Edge, HD6 2LX

£240,000



A perfect opportunity to purchase this spacious THREE BEDROOM semi-detached home in the desirable neighbourhood of Hove Edge, Brighthouse. This home benefits from gardens to the front and rear, as well as a driveway and garage. Internally there is an entrance hallway, a large open living area, kitchen, downstairs w/c, three bedrooms and a bathroom.

An ideal home for growing families, the property is within easy reach of local schools and amenities and a perfect blank canvas to put your own stamp on. Please contact us to arrange your viewing.

Entrance Hallway

12'5" x 7'10" (3.8 x 2.4)

A spacious entrance hall with access to the open living room and ground floor W/C. There is a wall mounted radiator and laminate flooring.

Living Room

22'3" x 19'8" (6.8 x 6.0)

A large L-shaped living room which is partly carpeted and part laminate with windows overlooking the front, side and rear of the home.

Kitchen

12'5" x 7'6" (3.8 x 2.3)

Overlooking the rear garden, the kitchen has ample work surface and storage space with light wooden cupboards and dark contrasting worktops. With a stainless steel sink, gas hob and oven, as well as space for a washing machine.

W/C

Understairs W/C with sink.

Bedroom One

12'9" x 11'5" (3.9 x 3.5)

A double bedroom overlooking the front of the property.

Bedroom Two

11'5" x 9'6" (3.5 x 2.9)

A double bedroom overlooking the rear of the property.

Bedroom Three

9'6" x 7'10" (2.9 x 2.4)

A single bedroom to the rear of the property.

Shower Room

With a shower, sink with drawers for storage and W/C

Garage

Ideal for parking and storage.

External

With gardens to the front and rear, as well as a driveway to the side of the property, there is plenty of outdoor space. The rear garden has a patio and a lawn.

Directions

For Satnav please use the postcode HD6 2LX

Viewings

Viewings are strictly by appointment only. Please contact Peter David Properties.

Mortgages

We recommend KB Mortgage Services, on hand to discuss all of your mortgage and protection needs. Kate, the founder of KB Mortgage Services, is available both in branch and through home visits - if

you would like to arrange an appointment contact us today.

DISCLAIMER

1. **MONEY LAUNDERING REGULATIONS:** Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there will be no delay in agreeing the sale.
2. **General:** While we endeavour to make our sales particulars fair, accurate and reliable, they are only a general guide to the property and, accordingly, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the position for you, especially if you are contemplating travelling some distance to view the property.
3. **Measurements:** These approximate room sizes are only intended as general guidance. You must verify the dimensions carefully before ordering carpets or any built-in furniture.
4. **Services:** Please note we have not tested the services or any of the equipment or appliances in this property, accordingly we strongly advise prospective buyers to commission their own survey or service reports before finalising their offer to purchase.

5. THESE PARTICULARS ARE ISSUED IN GOOD FAITH BUT DO NOT CONSTITUTE REPRESENTATIONS OF FACT OR FORM PART OF ANY OFFER OR CONTRACT. THE MATTERS REFERRED TO IN THESE PARTICULARS SHOULD BE INDEPENDENTLY VERIFIED BY PROSPECTIVE BUYERS OR TENANTS. NEITHER PETER DAVID PROPERTIES NOR ANY OF ITS EMPLOYEES OR AGENTS HAS ANY AUTHORITY TO MAKE OR GIVE ANY REPRESENTATION OR WARRANTY WHATEVER IN RELATION TO THIS PROPERTY.



Road Map



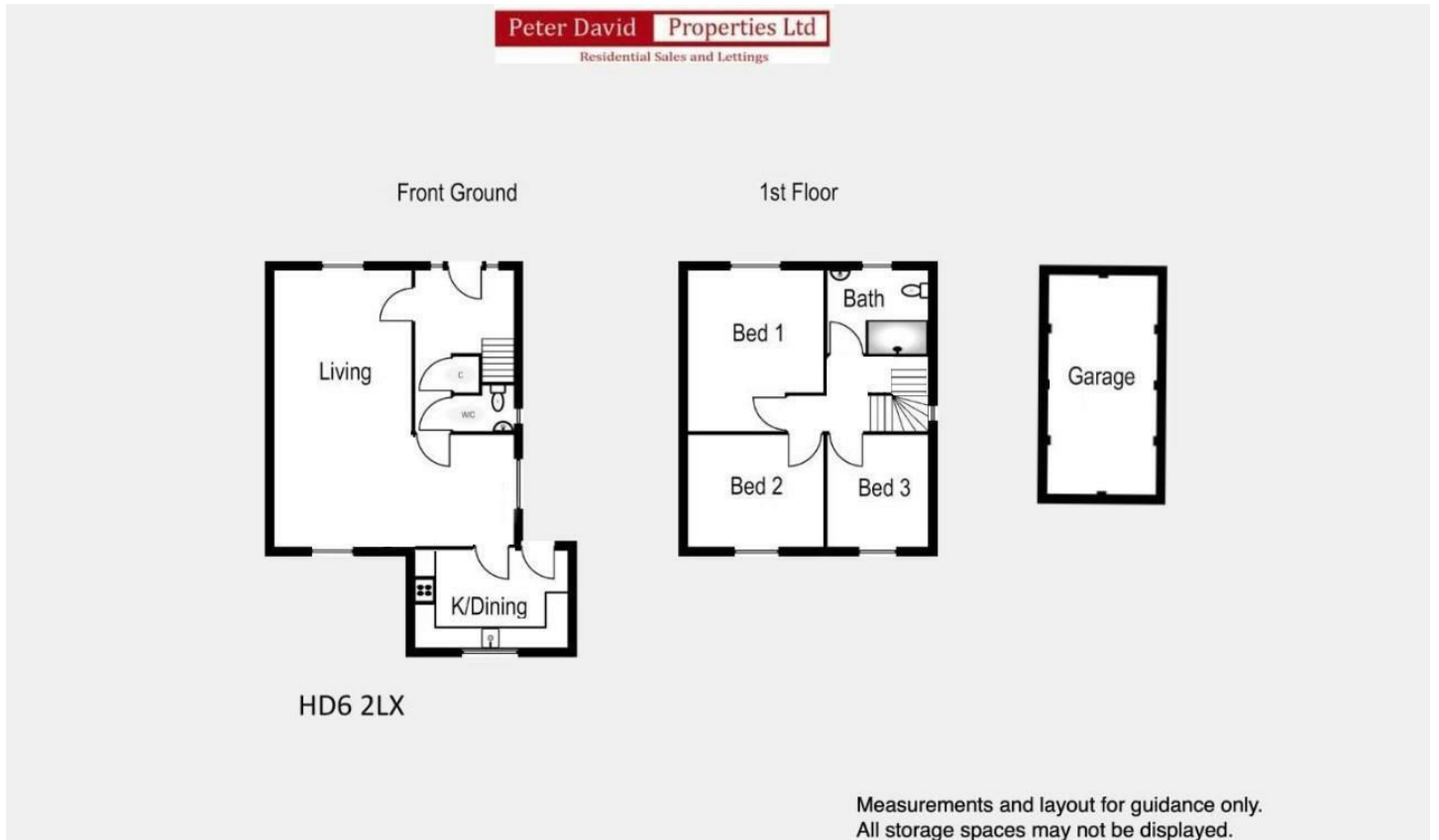
Hybrid Map



Terrain Map



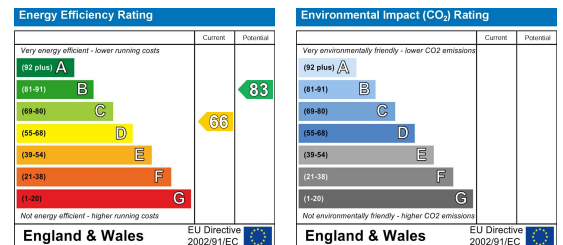
Floor Plan



Viewing

Please contact us on 01484 719191 if you wish to arrange a viewing appointment for this property or require further information.

Energy Efficiency Graph



These particulars are for guidance only and do not constitute any part of a contract. No person within the company has the authority to make or give any representation or warranty in respect of the property. All measurements are approximate and for illustrative purposes only. None of the services and fittings or equipment have been tested. These particulars whilst believed to be accurate should not be relied on as statements of fact, and purchasers must satisfy themselves by inspection or otherwise as to their accuracy. Although these particulars are thought to be materially correct their accuracy cannot be guaranteed and they do not form part of any contract.