



118 Amberley Drive

Hove BN3 8JQ

Asking Price Of £400,000

- THREE BEDROOMS
- SHOWER ROOM
- KITCHEN
- LIVING ROOM

- DINING ROOM
- WEST FACING GARDEN
- NO ONWARD CHAIN
- SCOPE FOR EXTENSION (stnc)

Offered for sale with no onward chain, this three bedroom home presents an excellent opportunity for purchasers seeking a property with significant scope to enhance and extend, subject to the necessary consents. The first floor comprises three well-proportioned bedrooms served by a modern shower room, while the ground floor offers two generous and versatile reception rooms together with a fitted kitchen, providing a practical layout with excellent potential for reconfiguration to suit contemporary family living.

A particular feature of the property is the substantial west facing rear garden, enjoying a sunny aspect and offering an ideal setting for outdoor entertaining, family enjoyment or future enlargement of the accommodation. Situated in a convenient location within easy reach of local shops, schools, transport links and everyday amenities, this is a property that will appeal to a wide range of buyers looking to create a home tailored to their own tastes and requirements.

ENTRANCE HALL Radiator, stairs to first floor.

KITCHEN Incorporating sink unit with double drainer, adjacent work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob, eye level oven, appliance space, tiled walls, double glazed window, door to garden.

LIVING ROOM Double glazed window, radiator.

DINING ROOM Double glazed window, radiator.

FIRST FLOOR

LANDING Hatch to loft space, radiator.

BEDROOM 1 Fitted wardrobes, radiator, double glazed window.

BEDROOM 2 Cupboard housing hot water cylinder with linen shelving over, double glazed window, radiator.

BEDROOM 3 Fitted cupboard, double glazed window, radiator.

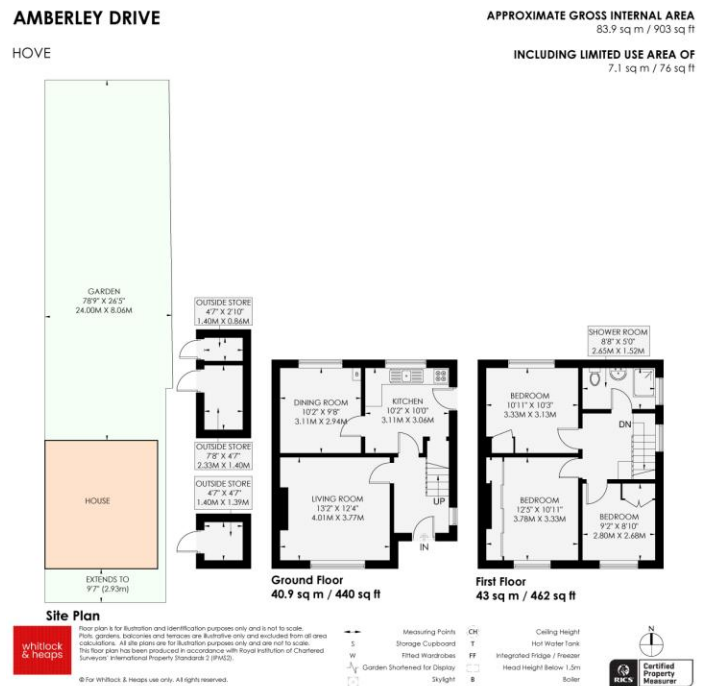
SHOWER ROOM Comprising walk in shower, pedestal wash hand basin, low level w.c, radiator, double glazed window.

OUTSIDE

WEST FACING REAR GARDEN Laid to lawn, three brick built stores, side access.

Council Tax Band C (taken from the government website, www.brighton-hove.gov.uk/council-tax).

We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C		
55-68	D	57 D	
39-54	E		
21-38	F		
1-20	G		

65 Sackville Road, Hove BN3 3WE
sales@whitlockandheaps.co.uk
 01273 778577



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