

## 44 Northease Drive Hove BN3 8PP

Guide Price; £525,000 - £550,000

- DESIRABLE FAMILY HOME
- THREE BEDROOMS
- BATHROOM
- KITCHEN
- THROUGH LIVING/DINING ROOM
- CONSERVATORY
- SOUTH FACING GARDEN
- GARAGE

A well-presented semi-detached family home situated in a highly desirable location, offering spacious three-bedroom accommodation.

To the ground floor, the property comprises a fitted kitchen, a generous through living/dining room, and a conservatory opening onto a spacious south-facing rear garden - ideal for entertaining and family living.

To the front, the property benefits from off-street parking for two vehicles, along with a separate detached garage.

The location is particularly sought after, falling within the catchment area for well-regarded local schools and providing easy access to the A27. Local amenities, including The Grenadier and Hove Centre, are also conveniently accessible.

**ENTRANCE HALL** Fitted double cupboard, UPVC double glazed window, radiator.

**KITCHEN** Incorporating 1 1/2 bowl stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with extractor over, eye level oven and grill, space for washing machine and fridge/freezer, 'Vaillant' gas fired boiler, tiled splashback, UPVC double glazed window.

**LIVING/DINING ROOM** UPVC double glazed window, two radiators, doors to:

**CONSERVATORY** Part brick built, sliding doors to garden.

## FIRST FLOOR

**LANDING** Hatch to loft space, UPVC double glazed window, cupboard.

**BEDROOM 1** Range of fitted wardrobes, UPVC double glazed window, radiator.

**BEDROOM 2** UPVC double glazed window, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**BATHROOM** Comprising corner bath, separate walk-in shower, pedestal wash hand basin, low level w.c, tiled walls, UPVC double glazed window, radiator.

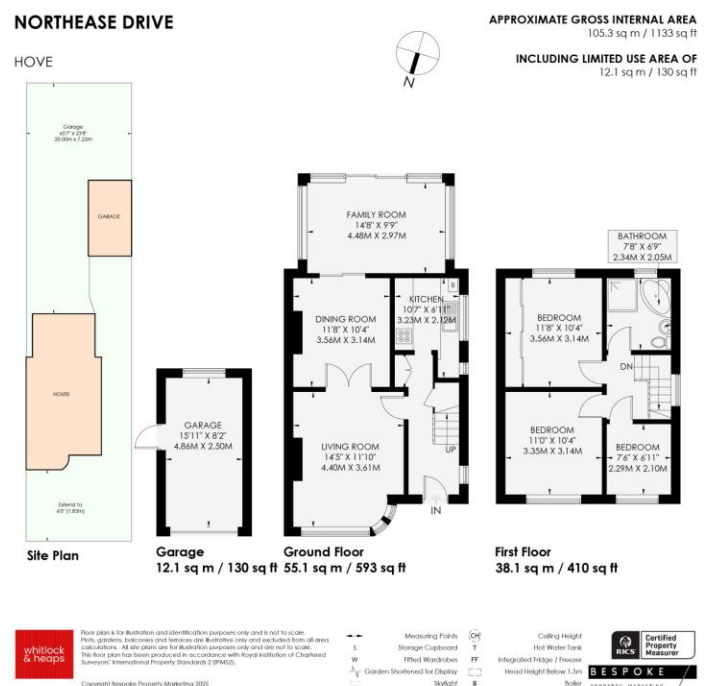
## OUTSIDE

**DRIVE TO FRONT WITH PARKING FOR TWO VEHICLES**

**GARAGE** Up and over door, side door to garden.

**SOUTH FACING REAR GARDEN** Mainly laid to lawn with patio area.

**Council Tax Band D as sourced from the Brighton and Hove council website. Please note we cannot be held responsible for this information and would recommend you complete your own checks.**



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