



Marmion Road, Hove, BN3 5FT

Offers Over **£700,000**



Property Type: Terraced House

Bedrooms: 4

Bathrooms: 2

Receptions: 2

Tenure: Freehold

Council Tax Band: D

- Eco Home
- Solar Panels
- Recently Refurbished
- Open Plan Living
- Two Bathrooms
- Downstairs WC
- South Facing Landscaped Rear Garden
- South Facing Balcony
- Vendor Suited
- Poets Corner Location

A contemporary four bedroom, two bathroom family home located in popular Poets Corner. Features include open plan living, ground floor WC, a south facing garden and a large balcony.





A spacious terraced property spanning three floors and presented in very good order throughout. This Eco home was built in 2004 and thoughtfully designed to offer versatile living accommodation. With this property being an ECO home it does have some added benefits included, such as solar panels, underfloor heating and great thermal properties. This does substantially reduce outgoing heating and electricity costs.

The ground floor is open plan, to the rear is a bright kitchen which benefits from a southerly aspect with tasteful grey powdered coated double doors giving direct access to the private garden. The kitchen area has an island, with a range of modern wall and base units in a white high gloss finish, having an inset stainless-steel sink and drainer. Integrated appliances include oven, microwave, dishwasher, washing machine, additional freezer and a fridge freezer. The living room towards the front flows seamlessly from the kitchen area, can be separated by a pocket door. There is a WC located under the stairs and a cloakroom.

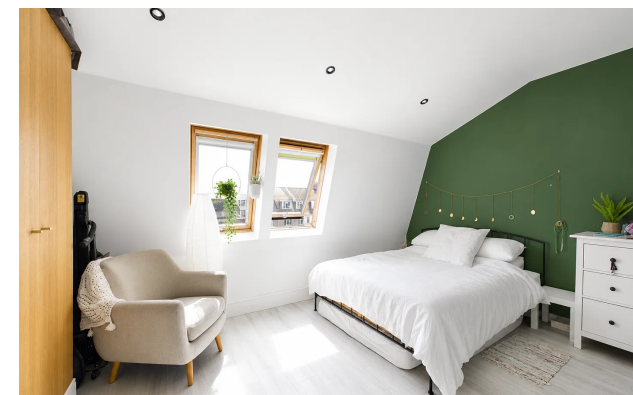
The first floor accommodates two double bedrooms and a family bathroom.

The larger of the two which can be used as another reception room if wished, this room boasts double doors onto a large balcony with a much-desired southerly aspect and overlooks the private garden. The modern family bathroom has been modernized recently, comprising of a bath with shower over having a handheld shower attachment with mixer taps, a pedestal wash basin, a low-level Eco flush WC and a heated towel rail.

A further turning staircase rises to the second-floor landing. The master bedroom is bright and spacious with two Velux windows and a contemporary en-suite, that comprises of shower cubicle with wall mounted controls, low level WC and hand wash basin. The fourth bedroom on this level is also a double in size with a Velux window and has eaves storage.

The rear garden boasts a southerly aspect and is ideal for entertaining with a large, decked area flowing from the kitchen/ diner, steps then lead down to an enclosed recently landscaped private garden which is low maintenance and has with shrub borders. From the master bedroom on the first floor, you'll also find a large private South facing decked balcony.





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