



161 Old Shoreham Road

Hove BN3 7EA

Asking Price Of £575,000

- THREE DOUBLE BEDROOMS
- WHITE BATHROOM SUITE
- MODERN KITCHEN
- LIVING ROOM

- DINING ROOM
- LANDSCAPED REAR GARDEN
- GARDEN ROOM
- PRIVATE DRIVE

This attractive semi-detached family home has been skilfully and tastefully updated to create bright, contemporary living space ideal for modern family life.

A real highlight of the property is the delightful open-plan kitchen/dining room, which enjoys views over the landscaped rear garden, a standout feature of the home. Complementing this space is a converted garden room, also overlooking the garden, providing a versatile area ideal for a home office, studio or additional reception space. The ground floor further benefits from a separate living room, offering a more traditional retreat.

The first floor comprises three well-proportioned double bedrooms and a modern white bathroom suite.

Externally, the property offers a private driveway to the front providing off-street parking for one vehicle, while the rear garden has been thoughtfully landscaped to create an attractive and relaxing outdoor space.

Conveniently located within walking distance of Hove Station and Hove Park, the property also offers easy access to the seafront, with Waitrose and Aldi both just a short walk away. This excellent location combines everyday convenience with popular leisure amenities.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Tiled floor, radiator, stairs to first floor.

CLOAKROOM Comprising low level w.c., sink with cupboard under, UPVC double glazed window, tiled floor.

KITCHEN Incorporating sink with mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with extractor over, oven, space for fridge/freezer, plumbing for washing machine, cupboard housing 'Vaillant' boiler, UPVC double glazed window, radiator, tiled floor, opening to:

DINING ROOM Feature fireplace with tiled surround and mantle over, two radiators, tiled floor, UPVC double glazed bay with French doors to garden.

LIVING ROOM UPVC double glazed bay window, fitted cupboards and shelving in alcove, radiator.

FIRST FLOOR

LANDING UPVC double glazed window, fitted cupboard housing tumble dryer.

BEDROOM 1 UPVC double glazed bay window, radiator.

BEDROOM 2 UPVC double glazed bay window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with shower over, glazed shower screen, sink with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed window, tiled floor.

OUTSIDE

PARKING FOR ONE VEHICLE TO THE FRONT

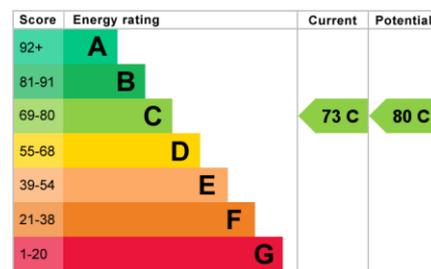
LANDSCAPED REAR GARDEN A stunning space that has been professionally landscaped. Area of lawn leading to central decking, steps leading to raised patio area with deep established borders, gate offering side access.

Garage

Now converted with front section as storage.

Rear section is now a garden room/home office with French doors onto patio.

Council Tax Band C 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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