



## Applesham Avenue, Hove

Guide Price  
£600,000  
Freehold

- A WELL PRESENTED FOUR BEDROOM FAMILY HOME
- BEAUTIFULLY PRESENTED, LANDSCAPED REAR GARDEN & ADDITIONAL PATIO
- SINGLE GARAGE
- HIGHLY SOUGHT AFTER LOCATION
- TWO BATHROOMS
- PRIVATE DRIVEWAY
- NO ONWARD CHAIN

\*\*\* GUIDE PRICE £600,000 - £625,000 \*\*\*

Robert Luff & Co are delighted to offer to market this extended four bedroom semi-detached residence situated in the ever popular Applesham Avenue. This family home benefits from being in close proximity to local amenities on Hangleton Road, Portslade Station and highly rated Schools including Hove Park and Blatchington Mill.

The accommodation within the property is arranged over three floors and briefly comprises: modern fitted kitchen, two reception rooms, four bedrooms, family bathroom and additional shower room. Also benefiting from off road parking, single garage, exceptional landscaped rear garden and no onward chain.

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## Accommodation

Entrance Hall

Kitchen 14'4 x 6'8 (4.37m x 2.03m)

Living Room 12'6 x 12'6 (3.81m x 3.81m)

Dining Room 11'2 x 11 (3.40m x 3.35m)

Bedroom One 13'8 x 10'6 (4.17m x 3.20m)

Bedroom Two 11'2 x 9'11 (3.40m x 3.02m)

Bathroom

Bedroom Three 13'3 x 8'10 (4.04m x 2.69m)

Bedroom Four 8'11 x 6'7 (2.72m x 2.01m)

Shower Room

Garage

### AGENTS NOTES

FREEHOLD

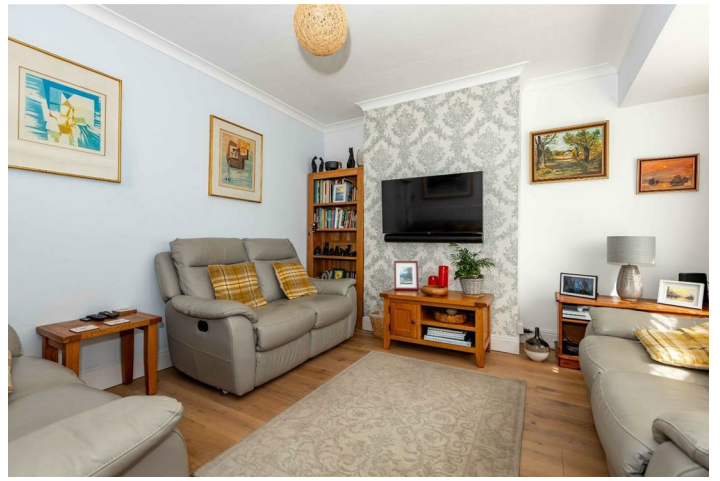
EPC: C

COUNCIL TAX: D

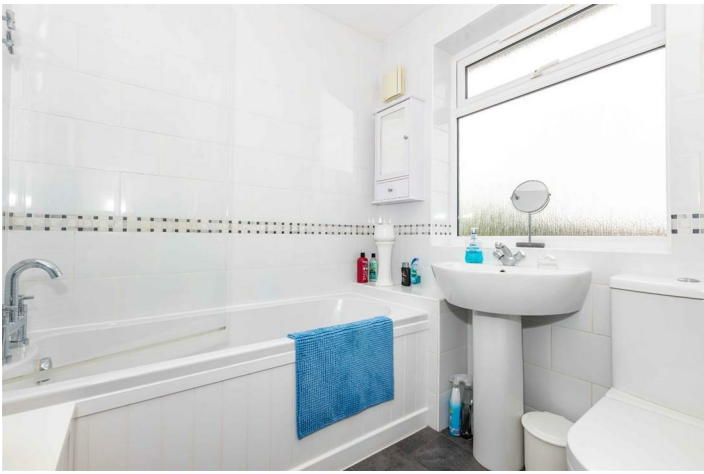
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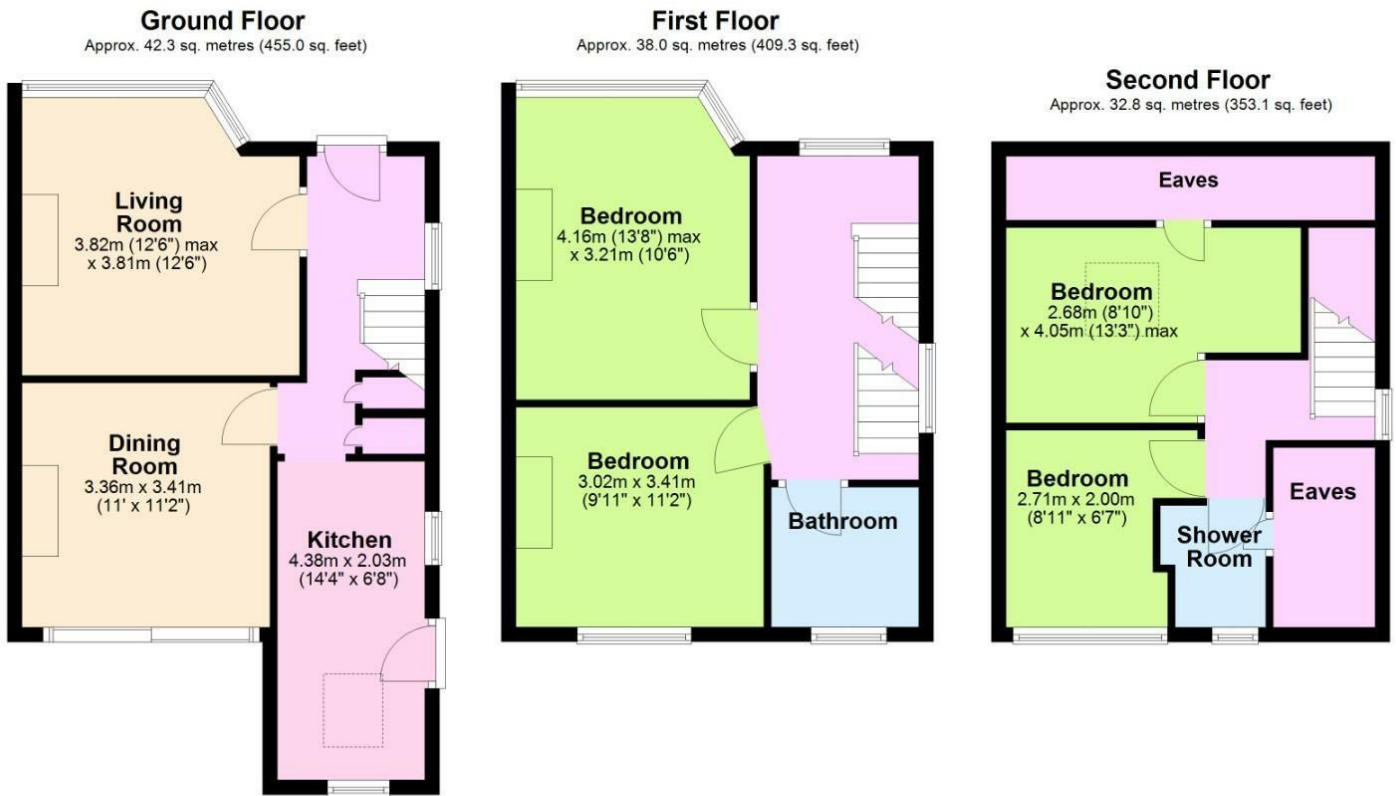


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# Floorplan



Total area: approx. 113.1 sq. metres (1217.4 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		74	80
EU Directive 2002/91/EC			

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) <b>A</b>			
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>			
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
<b>England &amp; Wales</b>			
EU Directive 2002/91/EC			

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.