



£400,000

A 2/3 bedroom, double fronted, semi-detached, 1930's bungalow situated in the popular Hangleton district of Hove and offered for sale with immediate possession and no onward chain.

Poplar Avenue is within the heart of Hangleton in Hove and is well served by bus services that run past the property providing access into the city centre of Brighton and Hove. Local shopping facilities can be found in nearby Hangleton Road and schools catering for all age groups are well represented within the area.

Considered to be in good order throughout having been well maintained in recent years, this semi-detached bungalow benefits from gas central heating, double glazing, fitted kitchen with integrated appliances. Furthermore, the possibility may exist to create additional accommodation within the current roof space if required subject to any necessary permissions and/or consents that may be required.

A herringbone tiled path leads to a covered entrance with UPVC double glazed front door that opens into a spacious entrance hall with radiator and access to loft space which provides the opportunity to potentially create additional accommodation if required STNPP.

Situated at the front of this lovely, double fronted bungalow are two bedrooms. The first is a large double with double glazed bay window and radiator beneath, the second has fitted wardrobes and dressing table with double glazed window and radiator beneath.

There is dining room/ bedroom 3 that has a double glazed window to the side and radiator beneath.

In one corner at the rear of the bungalow is the living room that has sliding glazed patio doors that provide access out to the double glazed sun room with double glazed doors with windows to either side that overlook and provide access out to the rear garden.

In the other corner is a fitted kitchen/breakfast room with roll edge work surfaces to two walls providing a comprehensive range of cupboards both above and below, stainless steel single sink and window which overlooks the rear garden. There is a four ring gas hob with extractor above and oven below, integrated fridge and freezer, standing space for table and chairs, window to the side, radiator and cupboard housing boiler and gas meter.

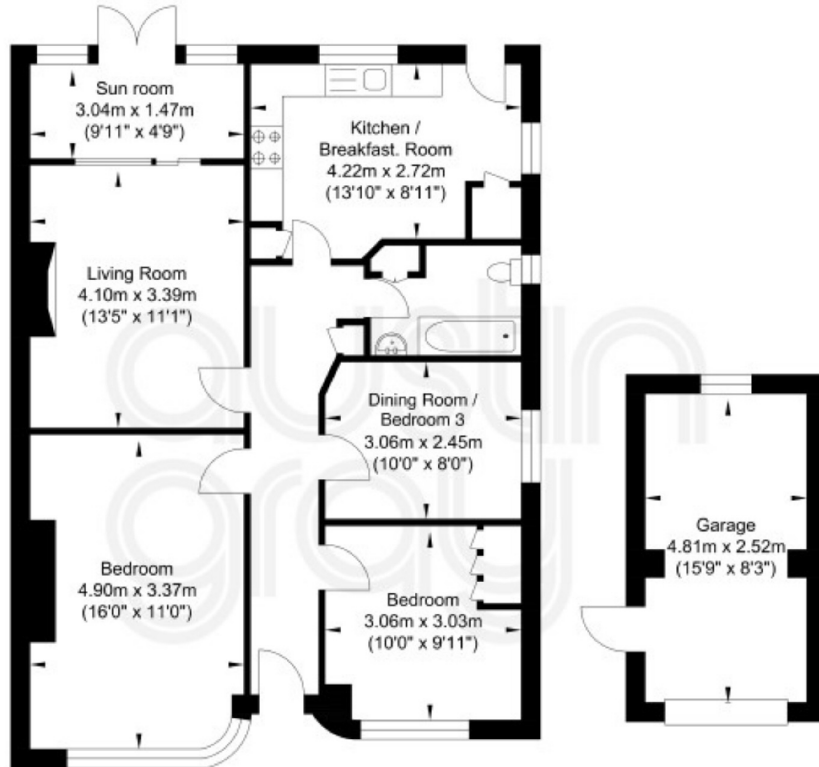
Bathroom/WC has an open-ended bath with mixer taps, shower attachment and electric shower over the bath with folding glass shower screen, low-level WC, pedestal wash basin, double glazed window to the side, towel radiator, shelved cupboard, radiator.

At the front is a long private herringbone block paved drive that provides access to the single garage with an up and over door, and door to the side.

Rear garden is laid to lawn with two areas flanked by well-stocked flower and shrub borders, large greenhouse, pagoda and paved patio and gated side access.



Poplar Avenue, Hove



Ground Floor
Approximate Floor Area
850.45 sq ft
(79.01 sq m)

Garage
Approximate Floor Area
130.45 sq ft
(12.12 sq m)

Approximate Gross Internal Area = 91.13 sq m / 980.91 sq ft
Illustration for identification purposed only, measurements are approximate, not to scale.
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Every care has been taken with the preparation of these Particulars but complete accuracy cannot be guaranteed. If there is any point, which is of particular importance to you, please obtain professional confirmation. Alternatively, we will be pleased to verify the information for you. All measurements are approximate. These Particulars do not constitute a contract or part of a contract.

austin gray

First Floor Office, 123-125 Dyke Road, Hove, BN3 1TJ

Tel: 01273 232 232 Fax:
property@austingray.co.uk
www.austingray.co.uk

austin gray