



54 Roman Road | | Hove | BN3 4LA



ESTATE AGENT



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Offers In Excess Of £899,995

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS IMMACULATELY PRESENTED FAMILY HOME LOCATED JUST UP FROM THE SEAFRONT, OFF OF NEW CHURCH ROAD IN HOVE,

THE PROPERTY BENEFITS FROM HAVING 13'2 FRONT ASPECT LIVING ROOM WITH LOG BURNER, 21'4 OPEN PLAN KITCHEN RECEPTION ROOM WITH A WESTERLY ASPECT AND BI-FOLDING DOORS LEADING OUT TO THE SECLUDED REAR GARDENS, MODERN GROUND FLOOR CLOAKROOM. UPSTAIRS THERE ARE THREE BEDROOMS A MODERN FAMILY BATHROOM AND A SEPARATE W.C.

- IMMACULATELY PRESENTED HOME IN HOVE CLOSE TO THE BEACH
- 13'2 FRONT ASPECT LIVING ROOM WITH LOG BURNER
- 21'4 OPEN PLAN MODERN KITCHEN RECEPTION ROOM
- WESTERLY ASPECT REAR GARDEN
- THREE BEDROOMS
- MODERN FITTED BATHROOM & GROUND FLOOR W.C.
- DRIVEWAY PROVIDING PARKING & GARAGE
- EXCELLENT LOCATION OF OFF NEW CHURCH ROAD
- SUBJECT TO THE USUAL CONSENTS, POTENTIAL TO EXTEND
- CALL NOW TO VIEW 01273 461144

ENTRANCE HALL

Solid wood door to front, front aspect leaded light and stained glass windows, doors giving access to Living Room, Kitchen / Reception Room and Ground Floor W.C. Stairs turning and rising to the First Floor Landing, understairs storage.

LIVING ROOM

13'2 x 12'1 (4.01m x 3.68m)

Front aspect bay window, log burner.

KITCHEN / RECEPTION ROOM

21'4 x 21'4 (6.50m x 6.50m)

Open Plan Reception Room.

DINING AREA - Exposed brick feature fireplace, solid oak parquet flooring, sliding doors to Living Room.

SNUG AREA - solid oak parquet flooring, bi-folding doors leading out onto the Westerly facing rear gardens.

KITCHEN - Modern Shaker style kitchen with an extensive range of wall and base level units, Quartz work surfaces over, inset sink and drainer unit, gas hob, oven under, and integrated appliances. Side aspect obscure glass window. Continuation of solid oak parquet flooring.

GROUND FLOOR W.C.

Modern suite, low-level W.C., wash hand basin.

FIRST FLOOR LANDING

Doors giving access to all Bedrooms, Family Bathroom, W.C., loft access, and side aspect window.

BEDROOM ONE

14'2 x 14' (4.32m x 4.27m)

Front aspect bay window with sea glimpses, built-in double wardrobe.

BEDROOM TWO

12'1 x 10'6 (3.68m x 3.20m)

Westerly aspect window with views over the rear gardens.

BEDROOM THREE

10' x 9' (3.05m x 2.74m)

Westerly aspect window with views over the rear gardens.

FAMILY BATHROOM

Refitted modern suite, comprising L-Shape bath with shower over, low-level W.C., wash hand basin, front aspect obscure glass window.

W.C.

Modern suite, low-level W.C., wash hand basin, side aspect obscure glass window.

OUTSIDE

FRONT GARDEN

Driveway providing off-road parking.

REAR GARDENS

Secluded Westerly aspect garden, laid to lawn with area of patio, mature tree borders.

GARAGE

16'6 x 8'1 (5.03m x 2.46m)

Single detached garage.



