



1 Merlin Close | | Hove | BN3 6NU





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£525,000

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WARWICK BAKER ESTATE AGENTS ARE DELIGHTED TO OFFER TO THE MARKET THIS RARELY AVAILABLE EXTENDED NEO GEORGIAN STYLE PROPERTY IN HOVE.

SET IN A QUIET LOCATION, CLOSE TO LOCAL AMENITIES, THE PROPERTY BOASTS TWO DOUBLE BEDROOMS, MASTER WITH DRESSING ARAE AND JULIET STYLE BALCONY, 19FT LIVING ROOM, GARAGE AND OFF ROAD PARKING.

THE PROPERTY IS IN NEED OF MODERNISING, PLEASE CALL TO VIEW 01273 461144

- IN NEED OF MODERNISING
- JULIET STYLE BALCONY
- CALL NOW TO VIEW
- TWO DOUBLE BEDROOMS
- GARAGE & OFF ROAD PARKING
- 01273 461144
- 19FT LIVING ROOM
- VACANT POSSESSION
- MASTER BEDROOM WITH DRESSING ARAE
- WEST FACING GARDEN

### ENTRANCE HALL

Double doors to Living Room, door to Kitchen, stairs rising to the First Floor Landing, storage cupboards.

### LIVING ROOM

19'02 x 12'04 (5.84m x 3.76m)

Double glazed front aspect feature bay window, double glazed window, fire place, archway to

### DINING ROOM

16'9 x 8'11 (5.11m x 2.72m)

Double glazed doors leading out onto the rear garden, door to

### KITCHEN

10'04 x 9'11 (3.15m x 3.02m)

Range of wall and base units, opening to

### BREAKFAST ROOM

9'11 x 7'05 (3.02m x 2.26m)

Double glazed rear aspect window, door leading out onto the rear garden.

### FIRST FLOOR LANDING

Doors giving access to all rooms.

### BEDROOM 1

14'02 x 11'07 (4.32m x 3.53m)

Double glazed doors leading out onto an Easterly aspect Juliet style balcony, double glazed windows, fitted wardrobes. Opening to

### DRESSING AREA

12'06 x 7'02 (3.81m x 2.18m)

Double glazed window, fitted wardrobes.

### BEDROOM 2

12'02 x 10'03 (3.71m x 3.12m)

Double glazed window, fitted wardrobes.

### BATHROOM

Matching suite, panel enclosed bath, wash hand basin, low level W.C, double glazed window.

### OUTSIDE

### FRONT GARDEN

Laid to lawn, steps down to the front door, gated side access.

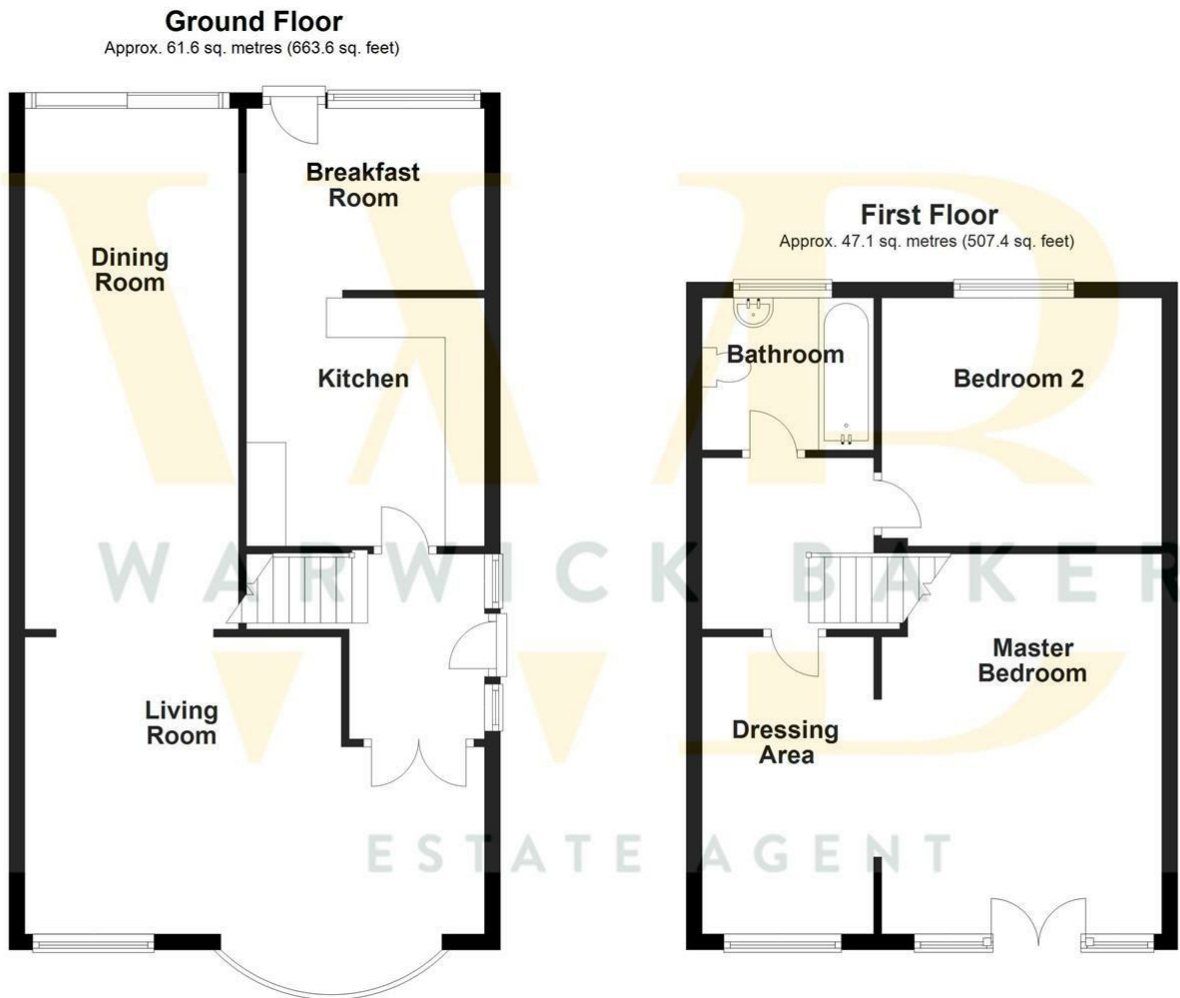
### GARAGE

Single garage with up and over door. Off road parking space in front of.

### REAR GARDEN

Westerly aspect walled garden, paved.

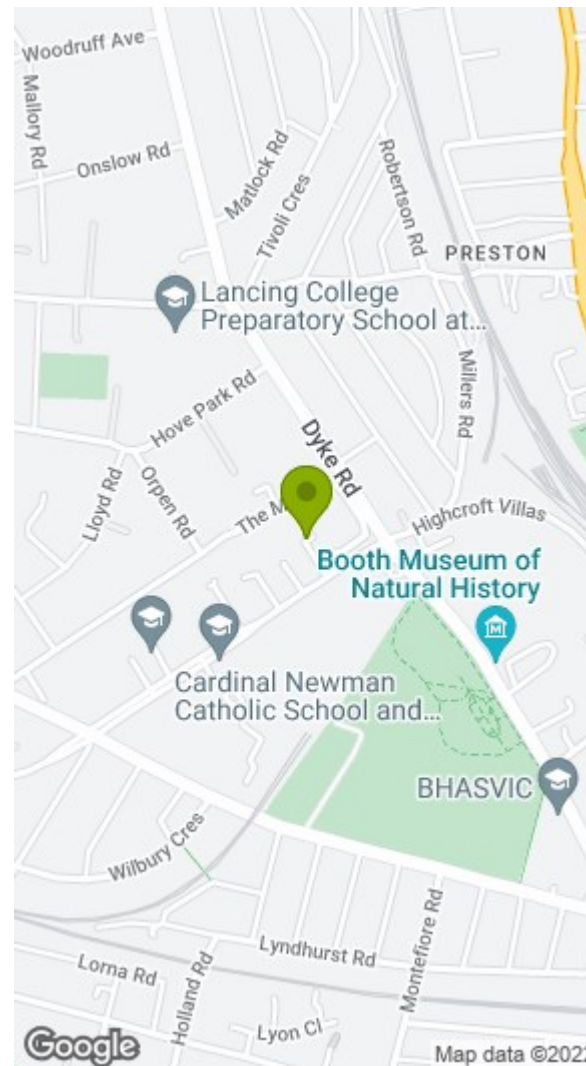




**Ground Floor**  
Approx. 61.6 sq. metres (663.6 sq. feet)

**First Floor**  
Approx. 47.1 sq. metres (507.4 sq. feet)

Total area: approx. 108.8 sq. metres (1171.0 sq. feet)



**Disclaimer**

\* These particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchasers and do not constitute an offer or part of a contract. Prospective purchasers and/or lessees ought to seek their own independent professional advice.

\* All descriptions, dimensions, areas, references to condition and necessary permissions for use and occupation and other details are given in good faith and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them.

\* All measurements are approximate

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