



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)

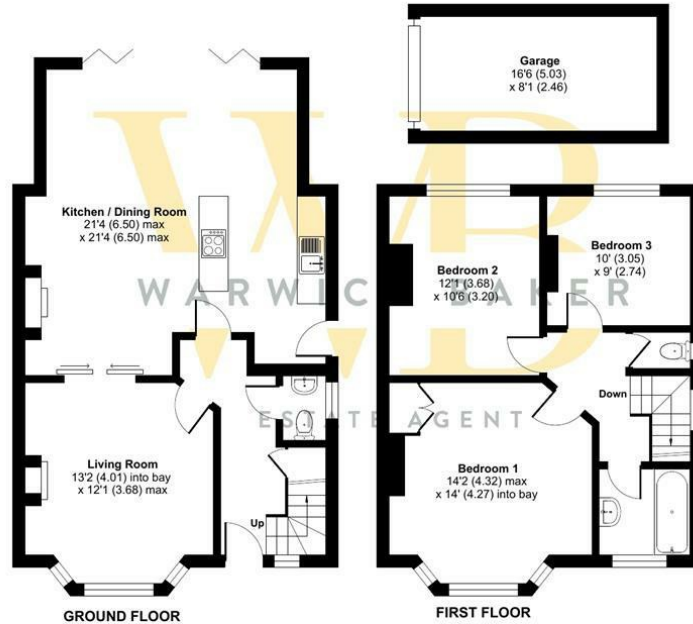
Single detached garage.



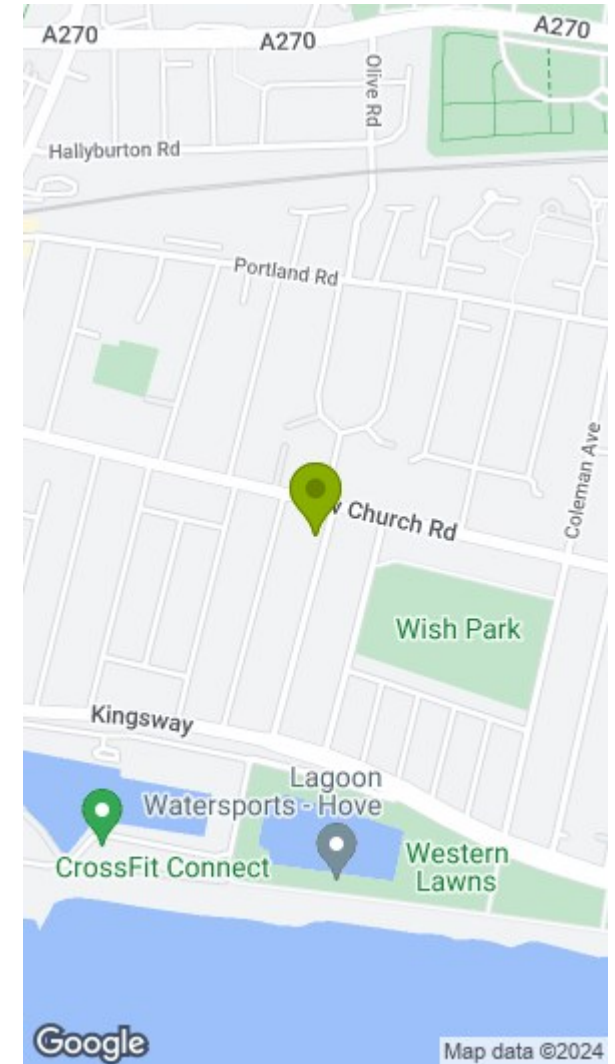
## Roman Road, Hove, BN3

Approximate Area = 1235 sq ft / 114.7 sq m  
 Garage = 132 sq ft / 12.2 sq m  
 Total = 1367 sq ft / 126.9 sq m

For identification only - Not to scale



Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nicheworn 2024. Produced for Warwick Baker Estate Agent Ltd. REF: 1154897



### 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			
Very energy efficient - lower running costs	Current	Potential	Very environmentally friendly - lower CO <sub>2</sub> emissions	Current	Potential
(92 plus) A			(92 plus) A		
(81-91) B			(81-91) B		
(69-80) C			(69-80) C		
(55-68) D			(55-68) D		
(39-54) E			(39-54) E		
(21-38) F			(21-38) F		
(1-20) G			(1-20) G		
Not energy efficient - higher running costs			Not environmentally friendly - higher CO <sub>2</sub> emissions		
England & Wales	EU Directive 2002/91/EC	84	England & Wales	EU Directive 2002/91/EC	69