



Gleton Avenue, Hove



Guide Price
£700,000
Freehold

- FOUR BEDROOM, TWO BATHROOM
- CHALET BUNGALOW
- RECENTLY RENOVATED TO A HIGH STANDARD THROUGHOUT
- SOUTH FACING GARDEN
- OPEN PLANNED KITCHEN / LOUNGE / DINER

Guide Price: £700,000 - £750,000

Robert Luff & Co are delighted to bring to market this spacious home situated in a popular but quiet residential area. The Property has been recently transformed from a small bungalow to a spacious four bedroom, two bathroom Chalet Bungalow. Gleton Avenue is situated in the heart of Hangleton Valley and benefits from being in close proximity to local amenities and highly rated Schools including Hove Park and Blatchington Mill.

Accommodation offers; Open planned kitchen / lounge / diner, four double bedrooms, a family bathroom and a downstairs shower room. Other benefits include; private driveway. South facing rear garden and large amounts of storage.

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Accommodation

Driveway

Paved, room for 2 or 3 cars

Entrance Hall

Tiled flooring, wall mounted radiator, under stairs storage housing washing machine, doors leading to;

Open Planned Kitchen / Lounge / Dining 22'65 x 18'69 (6.71m x 5.49m)

Tiled flooring through out

Kitchen Area; Mix of wall and base units, integrated dishwasher, integrated oven, induction hob, extractor fan, space for fridge freezer, LED spotlights

Lounge / Dining Area: LED spotlights, wall mounted radiators, bi-folding doors leading to South facing rear garden

Bedroom Three 14'87 x 10'12 (4.27m x 3.05m)

Carpet flooring, wall mounted radiator, UPVC double glazed windows, LED spotlights

Bedroom Four 9'57 x 6'45 (2.74m x 1.83m)

Carpet flooring, wall mounted radiator, UPVC double glazed window, LED spotlights

Shower Room

Tiled flooring, vanity sink unit, WC, walk in shower, heated towel rail, extractor,

Stairs Leading To First Floor

First Floor Landing

Carpet flooring, UPVC double glazed window, doors leading to;

Bedroom One 13'90 x 11'02 (3.96m x 3.40m)

Carpet flooring, wall mounted radiator, LED downlights, UPVC windows facing rear

Bedroom Two 14'01 x 10'40 (4.29m x 3.05m)

Carpet flooring, wall mounted radiator, UPVC double glazed windows, LED downlights

Rear Garden

South facing, raised decked area with steps leading down to laid to lawn garden, storage, side access

Agents Notes

Council Tax Band: D

EPC: TBC



Floorplan



Total area: approx. 140.5 sq. metres (1512.6 sq. feet)

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

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

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