



Meads Avenue, Hove



Asking Price
£550,000
Freehold

- DETACHED BUNGALOW
- GARAGE WITH PRIVATE DRIVE
- FRONT & REAR GARDENS
- POTENTIAL TO EXTEND ST/PC
- THREE BEDROOMS
- HIGHLY SOUGHT AFTER LOCATION
- LIVING/DINING AREA

Robert Luff & Co are delighted to offer to market this three bedroom detached bungalow situated in the ever popular Meads Avenue. Located 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.

The accommodation briefly comprises three bedrooms, bathroom, separate WC, kitchen, living/dining area, and front and rear gardens. Also benefiting from off road parking & garage.

T: 01273 921133 E:
www.robertluff.co.uk

**Robert
Luff & Co**
Sales | Lettings | Commercial



Accommodation

Entrance Hall

Fitted coats cupboard, airing cupboard, radiator.

Kitchen

Incorporating sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, built in oven, microwave, dishwasher and bin storage. AEG gas hob. Valliant gas boiler. UPVC double glazed window and door to garden.

Living/Dining Room

UPVC double glazed bow window, radiator.

Bedroom One

UPVC double glazed window overlooking the garden, radiator.

Bedroom Two

UPVC double glazed window, fitted cupboard, radiator.

Bedroom Three

UPVC double glazed window, radiator.

Bathroom

Walk in shower, pedestal wash hand basin, UPVC double glazed window, fully tiled walls, radiator.

Separate WC

Low level w.c., UPVC double glazed frosted window.

Front Garden

Laid to lawn.

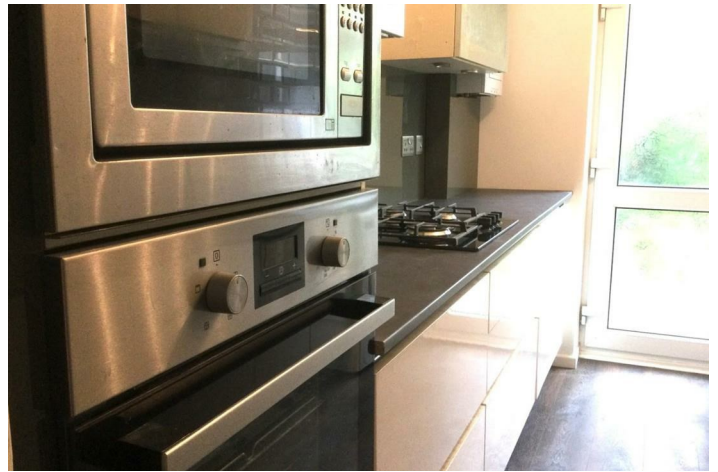
Private Drive

Garage

Up and over door, side door to garden.

Rear Garden

Laid to lawn, shrub borders, patio, side gate.

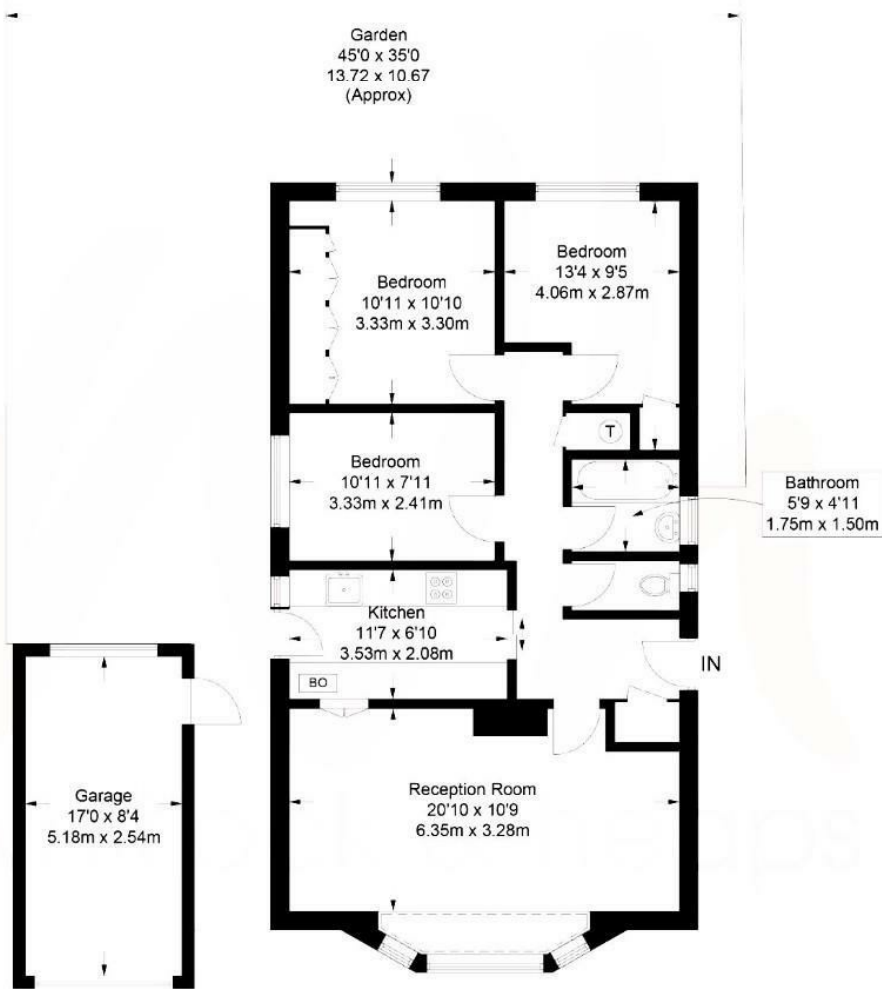


28 Blatchington Road, Hove, East Sussex, BN3 3YU

T: 01273 921133 E:

www.robertluff.co.uk

Floorplan



Approximate Gross Internal Area = 815 sq ft / 75.7 sq m
 Garage = 143 sq ft / 13.3 sq m
 Total = 958 sq ft / 89 sq m
 Including Limited Use Area (23 sq ft / 2.1 sq m)

= Reduced head height below 1.5m

Illustration for identification purposes only

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	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.