

H&N



Ashlings Way, Hove

Guide price £550,000 to £575,000

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EST. 1990



# Ashlings Way, Hove, East Sussex, BN3 8JH

Guide Price £550,000 to £575,000

A charming three-bedroom house offers a perfect blend of modern living and traditional elegance. The property is situated on a corner plot, providing off-road parking for vehicles, garage and convenient gated access to the rear garden and storage area.

The impressive open-plan living area boasts views of the beautifully landscaped rear garden through bifold doors. This space features engineered oak flooring with underfloor heating, the property has a energy saving air source heating system, creating a warm and inviting atmosphere. The contemporary kitchen is a chef's delight, equipped with a range of high-quality integral appliances, including a Neff double oven and microwave. The large island unit, adorned with a bespoke copper work surface, not only enhances the kitchen's aesthetic but also provides a perfect space for dining and entertaining. The front aspect living room has an acoustic wall to one side and an open fire place with potential to add a log burner if desired. The ground floor also includes a separate utility area with space for a washing machine and fridge freezer, as well as a cloakroom with W.C for added convenience.

Ascending to the first floor, you will find three bedrooms, each filled with natural light and retaining charming original features such as picture rails. The front bedroom, with its south-easterly bay window, offers delightful views over the front garden, while the rear bedroom features an original decorative wall heater and overlooks the tranquil rear garden. A third bedroom completes this level, along with access to the loft, which presents potential for further extension, subject to necessary consents.

The rear garden is a true oasis, featuring a landscaped patio area perfect for al fresco dining, and alongside a lawn that meanders towards the end of the garden with floral borders either side.

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## Outside

The rear garden patio includes an infrared heater, this means that you can enjoy sitting in your garden even on a chilly day or evening, enhanced comfort and creating a pleasant indoor environment with eco-friendly benefits. There is also outdoor lighting and an external shower with hot water, ideal for when you return from a day swimming or visiting the beach. The front garden is equally enchanting, with a drive leading to the garage and an array of seasonal blooms, including irises, tulips, and daffodils, ensuring a colourful display throughout the year.

## Location

Ashlings Way is situated with easy access to the A2038, this location has easy access to the A23/A27, for those who commute and quick access to neighbouring towns and villages. The location is served by an excellent bus service which provides direct access to Brighton city centre, the seafront and surrounding districts. There is a choice of main line train stations, Portslade station (1.1 miles in distance) and Hove station (1.6 miles away), both have direct links to Gatwick and central London.

The property is within the catchment area for many well regarded education facilities, primary and secondary schools. There are many convenient local shops, including the Flower Pot Bakery and Tesco Express which are near the end of the road in Queens Parade, Waitrose supermarket is just over a mile in distance and Sainsbury's approximately a mile and a half away. There is easy access to the South Downs and the Devils Dyke Trail can also be accessed via various routes which offer panoramic views, historical landmarks and diverse wildlife. Hove Park (approximately 40 acres) is also approximately a mile in distance.

## Additional Information

EPC rating: D

Internal measurement: 1,135 square feet / 105.47 square meters

Tenure: Freehold

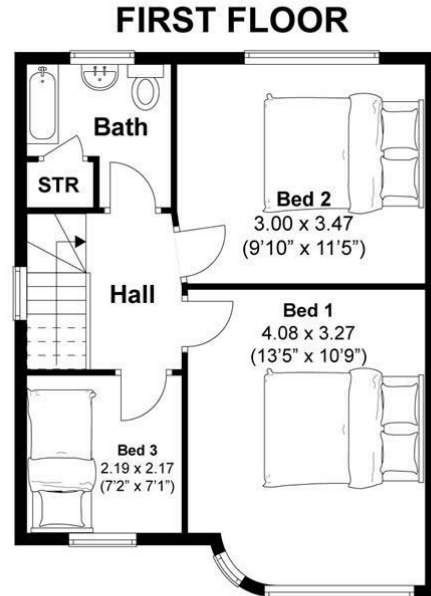
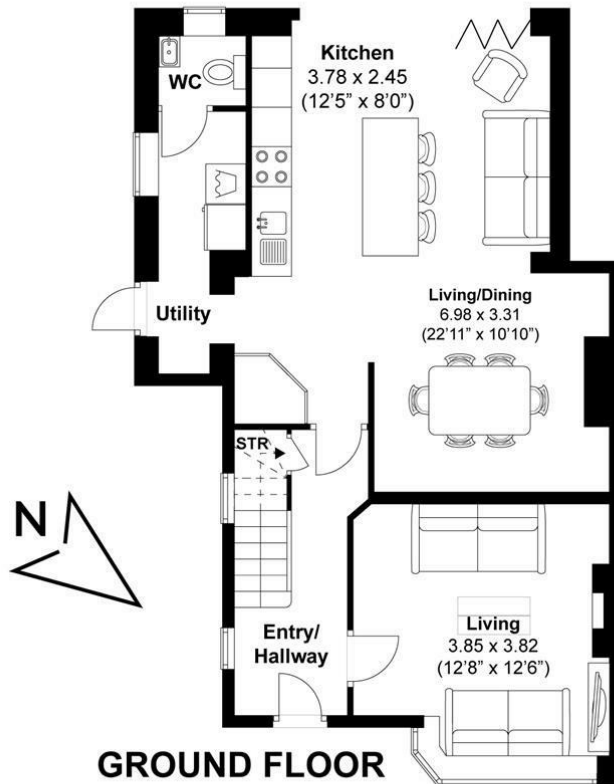
Council tax band: D





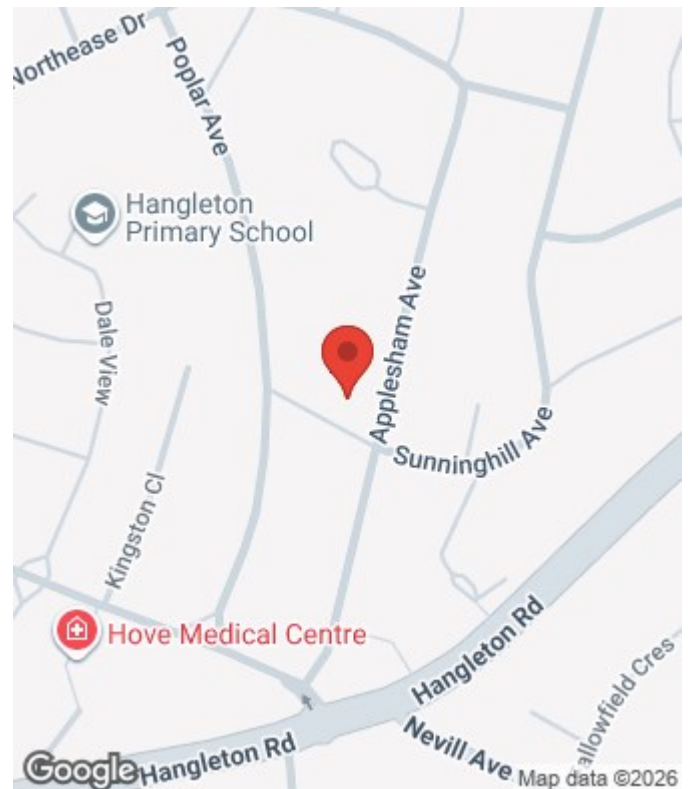
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Approximately 105.47 sqm (1135 sqft)



### Disclaimer:

The measurements are approximate and are for illustration purposes only.  
The dimensions are measured internally and in metres and feet. We do not take any responsibility for errors and/or omissions.  
If you require further verification please discuss with the buyer/owner of the property.



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