



101a Poynings Drive

Hove, BN3 8GN

£1,450



A SPACIOUS FIRST FLOOR FLAT WITH GARDEN

Situated between Hangleton Way and Amberley Drive. Local shopping facilities are available in Burwash Road, Hangleton Way and Hangleton Road. Buses pass nearby providing access to town as well as mainline railway stations with their links to London. The property is also well situated for local doctors, dentist, schools and amenities.



FRONT DOOR

Private street entrance accessed from the side of the property, leading into

ENTRANCE HALLWAY

Ceiling light point, radiator, wood effect flooring, storage space which could be used for bikes, coats and shoes, stairs leading to

FIRST FLOOR HALLWAY

Double glazed window, ceiling light point, 2 x storage cupboards.

LOUNGE 14'5 x 11'1 (4.39m x 3.38m)

Coved ceiling, ceiling light point, double glazed window, chimney breast with recessed shelving, radiator, telephone point, T.V aerial point.

KITCHEN 9'1 x 6'10 (2.77m x 2.08m)

Fitted with a range of eye level and base level units comprising of cupboards and drawers, square edge worksurface, stainless steel sink and drainer unit with mixer tap, Single oven with hob and extractor hood over, glass splashback, recessed spot lighting, wood effect flooring, recessed pantry with combination boiler, double glazed window, integrated washing machine, space for tall appliance (fridge freezer).

BATHROOM

Fitted with a low level W.C, pedestal wash hand basin with mixer tap, panelled bath with shower screen, shower over, tiled walls with decorative border tile, double glazed window with obscure glass, recessed spot lighting, tile effect lino flooring.

BEDROOM ONE 14'11 x 10'2 (4.55m x 3.10m)

Double glazed window with radiator beneath, ceiling light point.

BEDROOM TWO 10'2 x 8'0 (3.10m x 2.44m)

Double glazed window, radiator, ceiling light point, built in storage cupboard.

OUTSIDE

Two brick build sheds

REAR GARDEN

Easterly aspect with paved patio with lawn and shrub borders.

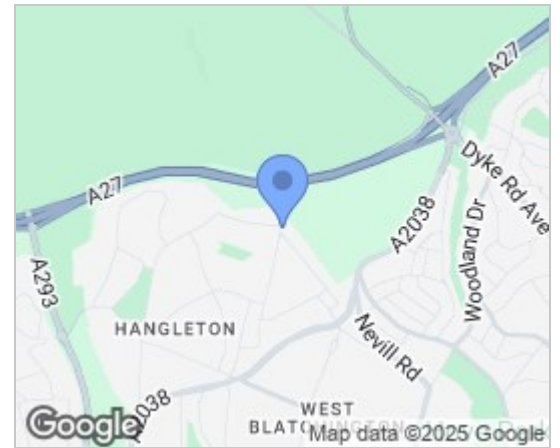
FRONT GARDEN

Path to front door, lawn with dwarf wall surround.

COUNCIL TAX

Band B

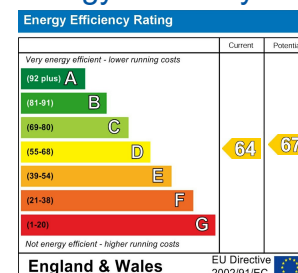
Area Map



Floor Plans



Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.