



1a Cowdens Close

Hove, BN3 8FB

£525,000



A WELL PLANNED, NEWLY CONVERTED SEMI DETACHED CHALET BUNGALOW IN THE DESIRABLE HANGLETON VALLEY AREA BEING SOLD WITH NO ONWARD CHAIN

Situated in Cowdens Close off Broad Rig Avenue in the favoured Hangleton Valley area of Hove. Local shopping facilities can be found in Hangleton Way and more extensive facilities including doctors, dentist and library are located in West Way. Bus service is available in Hangleton Valley Drive providing routes to town. The local Sainsburys supermarket as well as access to the A27 are both located within one mile of the property.



FRONT DOOR

Composite double glazed front door with double glazed full length side panel.

ENTRANCE HALLWAY

Recessed LED spotlighting, hardwired smoke detector, radiator with thermostatic valve, recessed under stairs storage space, cupboard housing electric consumer unit and electric meters as well as providing storage, wall mounted digital control panel for heating, 'Amtico' flooring.

KITCHEN/DINER 11'9 x 11'1 (3.58m x 3.38m)

Fitted with extensive range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces and returns, recessed under cupboard lighting, one and a half bowl sink and drainer unit with mixer tap, integrated dishwasher, integrated fridge/freezer, further built in 'Bosch' electric hob with fan assisted electric oven under, glass splashback, extractor hood over hob with lighting, cupboard housing 'Worcester' gas combination boiler for heating and hot water, 'Amtico' flooring, ceiling light point, double glazed tilt window with obscure glass, space for dining table, step down to

LOUNGE 15'4 x 10'6 (4.67m x 3.20m)

Westerly aspect with double glazed sliding patio doors providing access to garden, feature lantern window affording borrowed light, 'Amtico' flooring with underfloor heating, recessed LED spotlighting, wall mounted T.V. aerial point.

BEDROOM ONE 12'8 x 9'4 (3.86m x 2.84m)

Easterly aspect with double glazed window overlooking front garden, fitted blind, recessed LED spotlighting, wall mounted T.V. aerial point, radiator with thermostatic valve.

UTILITY/SHOWER ROOM 7'5 x 5'1 (2.26m x 1.55m)

Recessed LED spotlighting, extractor fan, chrome ladder style radiator, fully tiled walls, white low level W.C. feature vanity unit with inset sink, mixer tap and pop up waste, high gloss fronted storage cupboard under, wall mounted mirror over, glazed shower enclosure with wall mounted thermostatic shower, space and plumbing for washing machine, further power point for other electrical appliance.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING

Hardwired smoke detector, recessed LED spotlighting, good sized built in storage cupboard with light point.

BATHROOM 6'6 x 6'4 (1.98m x 1.93m)

Vanity unit with inset wash hand basin, mixer tap and pop up waste, high gloss storage cupboards under, attached low level W.C. with concealed cistern, 'L' shaped bath with mixer tap and shower attachment with pop up waste, shower screen, fully tiled walls, chrome ladder style radiator, recessed LED spotlighting, extractor fan, double glazed window with obscure glass.

BEDROOM TWO 10'6 x 10'4 (3.20m x 3.15m)

Westerly aspect with double glazed window overlooking rear garden as well as offering views towards The Downs, recessed LED spotlighting, radiator with thermostatic valve, wall mounted T.V. aerial point.

BEDROOM THREE 10'3 x 9'3 (3.12m x 2.82m)

Pocket door to room, easterly aspect with double glazed window to front, recessed LED spotlighting, part character sloping ceiling, radiator with thermostatic valve, wall mounted T.V. aerial point.

OUTSIDE

FRONT GARDEN

Laid to cobblestone off street parking for several cars. Inset lighting into fascia.

REAR GARDEN 37' in length (11.28m in length)

Approximately 37ft in length. Westerly aspect, land scaped to paved patio with exterior power point socket, wall light points, lawn with path to side leading garden shed, side access to front of property with lighting, outside water tap and housed gas meter.

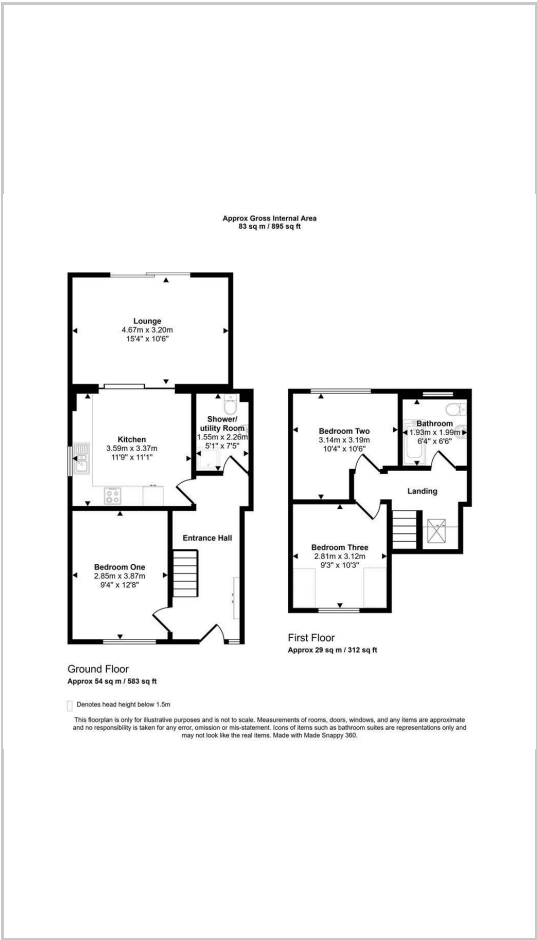
COUNCIL TAX

Band E (Estimated, ask agent for details)

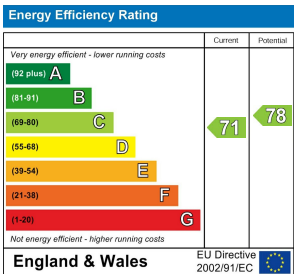
Area Map



Floor Plans



Energy Efficiency Graph



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