



76 Sheridan Terrace

Hove BN3 5AF

Asking Price Of £540,000

- THREE/FOUR BEDROOMS
- LIVING DINER
- SEPARATE KITCHEN
- GOOD CONDITION THROUGHOUT
- GAS CENTRAL HEATING AND SOLAR
- ENSUITE
- FRONT AND REAR GARDEN
- DOUBLE GLAZING THROUGHOUT

Whitlock & Heaps are delighted to present to market this four bedroom family home being situated in the sought after Poets Corner district. Benefitting from a good size living/diner and a modern separate kitchen with double doors with direct access on to the garden. The property has gas central heating as well as solar panels, making energy bills lower than usual for a property of this size.

Bus routes operate locally making public transport across the city simple. You are close to both Portland Road and George Street with their vast array of shopping facilities, eateries and cafés (and the cafés and pubs Poets Corner has to offer!). You are in the catchment area for numerous schools as well as a short walking distance from Hove mainline train station.

ENTRANCE HALL Understairs storage housing electrics, radiator.

LIVING ROOM UPVC double glazed bay window, wood burner, radiator.

DINING ROOM UPVC double glazed double doors onto garden, radiator.

KITCHEN Incorporating sink with mixer tap and drainer with separate drinking tap, granite worksurfaces space for fridge freezer and washing machined, fitted dishwasher, two ring Belling induction hob, fitted 'Lamona' microwave with oven below. Cupboard housing reverse osmosis tank, 'Ideal' combination gas fired boiler, UPVC double glazed window to garden and ample cupboard space.

LANDING Doors to all rooms.

BEDROOM UPVC double glazed windows overlooking rear, fitted wardrobes, radiator.

BEDROOM UPVC double glazed windows overlooking front, fitted cupboards, radiator.

BEDROOM UPVC double glazed window overlooking front, slim cupboard, radiator.

BATHROOM Comprising panelled bath with shower over being partially tiled, fitted heated towel rail fitted

cupboard, pedestal wash hand basin, shaving plug, low level w.c, UPVC double glazed frosted windows overlooking rear.

LANDING Double glazed Velux window, access to eaves, radiator.

BEDROOM Velux double glazed windows, access to eaves storage on both sides, radiator.

ENSUITE Step in shower being mostly tiled with Mira electric shower unit, fitted heated towel rail, shaving plug, cupboard, wash hand basin, low level w.c, extractor above.

OUTSIDE

REAR GARDEN Shed with separate shed for bicycle storage, garden being mainly paved with mature border. Outdoor tap and side access.

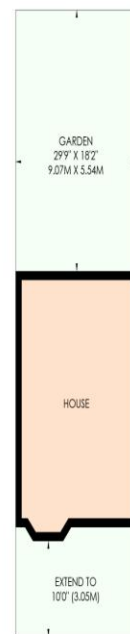
FRONT GARDEN Being paved with mature plants.

SHERIDAN TERRACE

HOVE

APPROXIMATE GROSS INTERNAL AREA
98 sq m / 1053 sq ft

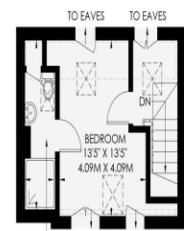
INCLUDING LIMITED USE AREA OF
5.4 sq m / 58 sq ft



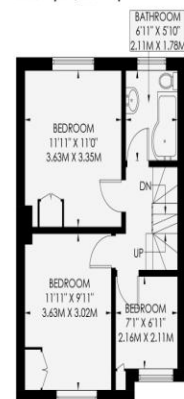
Site Plan



Ground Floor
37.9 sq m / 407 sq ft



Second Floor
21.5 sq m / 231 sq ft



First Floor
38.6 sq m / 415 sq ft

whitlock & heaps

Floor plan for illustration and identification purposes only and is not to scale. Parks, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. The floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

Copyright Bespoke Property Marketing 2022

M Measuring Points
 S Storage Cupboard
 W Fitted Washbasin
 G Garden Shortened for Electricity
 Sky S Skylight
 CH Ceiling Height
 T Hot Water Tank
 FF Integrated Fridge / Freezer
 H Head Height Below 1.5m
 B Bath

Certified Property Measurer
 BESPOKE PROPERTY MARKETING

Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.