

# 362 Old Shoreham Road

Hove BN3 7HA

Asking Price Of £350,000

- SEMI DETACHED HOUSE
- IN NEED OF MODERNISATION THROUGHOUT
- SOUTH FACING REAR GARDEN
- DOUBLE BEDROOMS
- CONSERVATORY
- GAS CENTRAL HEATING
- SIDE ACCESS
- NO ONWARD CHAIN

Whitlock & Heaps are delighted to present to market this double bedroom semi detached house being brought to market in need of modernisation throughout with no onward chain. Boasting a good size living room with separate kitchen and utility area. conservatory and a south facing rear garden.

Bus routes operate locally making public transport throughout the city simple. Boundary Road is nearby with its vast array of shopping facilities, eateries and cafés. West Hove Sainsbury's is also close, continuing to the A27 for journeys out of the city. You are also in the catchment area for multiple local schools.

**ENTRANCE HALL** Electrics, thermostat.

**LIVING ROOM** UPVC double glazed windows, radiator, understairs storage with UPVC double glazed window to side.

**KITCHEN** Stainless steel bowl sink with mixer taps and drainer, vinyl work surfaces with cupboard below, double glazed UPBV window overlooking garden, double doors to conservatory, radiator, door to:

**UTILITY AREA** Space for laundry with side door. Door to downstairs w.c also housing gas fired boiler.

**CONSERVATORY** With electrics, door to garden.

**BEDROOM** Feature fireplace, water tank, storage, radiator, double glazed windows with double glazed secondary glazing.

**BEDROOM** Feature fireplace. UPVC double glazed window overlooking garden.

**BATHROOM** Comprising step in shower cubicle being partially tiled, pedestal wash hand basin, radiator, low level w.c, UPVC double glazed frosted window.

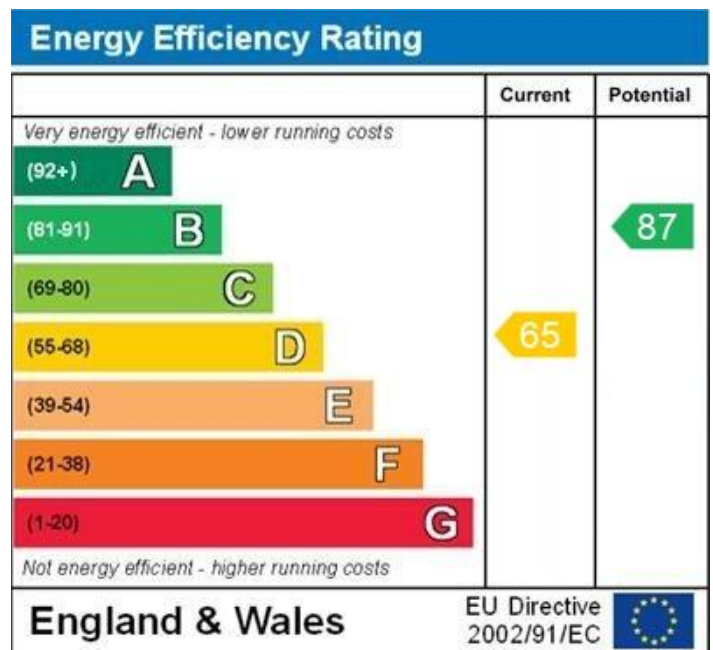
**OUTSIDE** Front and rear gardens.

362 Old Shoreham Road, BN3 7HA, Hove

Approximate gross area 70.33 sq m / 757 sq ft



Floor plan is for illustration and identification purposes only and is not to scale. Plots, 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. Measurements are approximate.



WWW.EPC4U.COM

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.