



21 Marmion Road

Hove BN3 5FS

Asking Price Of £575,000
Freehold

- THREE GOOD SIZE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM

- DINING ROOM
- GOOD SIZE GARDEN
- NO ONWARD CHAIN
- DESIRABLE LOCATION

Whitlock and Heaps are pleased to bring to market this delightful three bedroom family home that has been in the same ownership for 47 years and offers good size accommodation that is presented in excellent order throughout with two separate reception rooms to the ground floor and a separate kitchen that leads onto the good size rear garden. Situated in this desirable location within a short walk of Aldrington, Hove and Portslade stations and in the catchment for West Hove infants. An array of independent shops, eateries and cafes are within a short walk along with Hove seafront.

ENTRANCE HALL Coats cupboard, understairs storage, radiator.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, four ring gas hob with extractor over, eye level oven, space for fridge/freezer, plumbing for washing machine and dishwasher, tiled splashback, radiator, UVC double glazed doors to;

REAR LOBBY Tiled floor, door to garden.

LIVING ROOM UPVC double glazed bay window, two radiators.

DINING ROOM Fitted cupboard, UPVC double glazed window, radiator, door to garden.

FIRST FLOOR
LANDING Hatch to loft space.

BEDROOM 1 UPVC double glazed window, radiator.

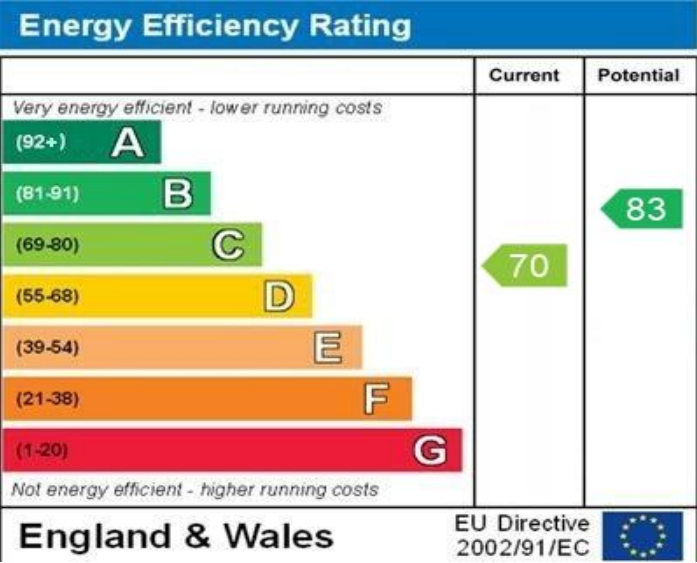
BEDROOM 2 Two fitted double wardrobes, UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window.

BATHROOM White suite comprising panelled bath with mixer tap and 'Mira' electric shower over, glazed shower screen, pedestal wash hand basin, low level w.c, part tiled walls, UPVC double glazed window, heated ladder style towel rail, cupboard housing 'Glow Worm' gas fired boiler.

OUTSIDE
FRONT GARDEN Being paved with mature border.
REAR GARDEN A good size being mainly laid to lawn with raised patio, gate offering rear access.

Council Tax Band C (taken from www.brighton-hove.gov.uk/council-tax). We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.



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