

Old Shoreham Road

Offers Over £600,000

- DETACHED FAMILY HOME
- GATED RESIDENCE
- PRIVATE ROAD
- WRAP AROUND GARDEN

- SOUTH FACING POND
- THREE DOUBLE BEDROOMS
- POTENTIAL FOR LOFT CONVERSION STNC
- MODERN INTERIOR



01273 778577 whitlockandheaps.co.uk

Whitlock & Heaps are delighted to present to market this secluded three-bedroom detached bungalow being located at the end of a private road. This aated residence boasts a modern living room with bi-folding doors onto the south facing part of this wrap around "Mediterranean" style garden. The loft has potential to be converted STNC and there is off road parking for two to three cars and a large garage.

Bus routes operate locally making public transport throughout the city simple. Hove Park is situated a stone's throw from the property as well as shopping facilities at the Goldstone Industrial Estate. Hove mainline train station is also around a 10-15 minute walk from the property. The A27 slip road is located a short drive away for commutes out of the city.

ENTRANCE HALL UPVC double glazed window.

LIVING ROOM Gas fire place, dual aspect West/South UPVC double alazed window, south facing sliding doors onto garden.

KITCHEN Incorporating double bowl sink with mixer tap and drainer. Bespoke hand painted tiled splashback, worksurfaces with cupboards below and matching eye level cupboards. South facing breakfast bar with view of garden, space for washing machine, integrated fridge freezer, dishwasher and microwave. Five ring AEG hob with extractor above and oven below. Bespoke tiled flooring, wall mounted radiator, cupboard housing electrics and gas fired boiler.

HALLWAY Loft hatch above, radiator.

BEDROOM UPVC double glazed windows, radiator.

BEDROOM UPVC double glazed windows, radiator.

BEDROOM UPVC double glazed windows, radiator.

BATHROOM Comprising panelled bath and separate step in shower, fitted heated towel rail, low level w.c. pedestal wash hand basin, being tiled throughout.

OUTSIDE

GARDEN Wrap around 'Mediterranean' style garden, boasting a vegetable garden, Dutch Style potting shed, beautiful south face infinity pond.

naea | propertymark

PROTECTED

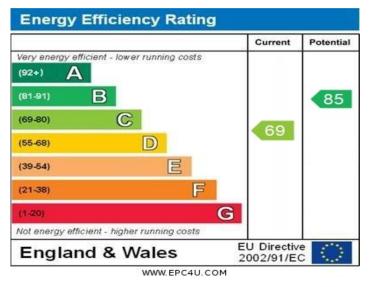
FRONT Gated entrance with space for two to three cars, garage.

Freehold

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.

OLD SHOREHAM ROAD APPROXIMATE GROSS INTERNAL AREA 108.6 sq m / 1168 sq ft HOVE DRIVEWAY EXTEND TO 5.41M (179" Garage 23.1 sq m / 248 sq ft Ground Floo Site Plan 85.4 sq m / 919 sq ft

whitlock & heaps	Raar plan is for liturtation and identification purposes only and is not to scale. Plot, gardens, balconie and theraces are liketificitie only and excluded from all area calculations. All septions are for liketification purposes only and area for scale. This floor plan has been produced in accordances with Royal Institution of Chartered Surveyon' international Property Standards 2 (PMS).	••	Measuring Points Storage Cupboard	~~	Ceiling Height Hot Water Tank	Con Pro	tified
		w	Fitted Wardrobes	FF	Integrated Fridge / Freezer	RICS Ma	asurer
		4	Garden Shortened for Display	23	Head Height Below 1.5m	BESPOK	E /
	Copyright Bespoke Property Marketing 2025		Skylight	8	Boller	PROPERTY WARKETI	NG /



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







Disclaime: 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. Fixitures 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