



20 Maple Gardens

Hove BN3 7JU

Asking Price Of £625,000

- FOUR BEDROOMS
- BEDROOM 5/STUDY
- SHOWER ROOM
- FAMILY BATHROOM

- LIVING ROOM
- KITCHEN/DINING ROOM
- SOUTH FACING GARDEN
- UPVC DOUBLE GLAZED WINDOWS

Whitlock and Heaps are pleased to offer to market this semi-detached family home having been extended to now offer four bedroom accommodation with a 5th bedroom/study. To the first and top floors there is also a family bathroom and separate shower room and to the ground floor a separate living room and kitchen/dining room that leads onto the south facing rear garden. Situated in this convenient location with local amenities being within easy reach along with the A27 and seafront. The property is presented in good decorative order throughout and has UPVC double glazed windows and gas central heating.

ENTRANCE HALL Understairs cupboard, radiator.

KITCHEN/DINING ROOM Incorporating stainless steel 1 1/2 bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, gas cooker with stainless steel extractor over, appliance space, tiled splashback, UPVC double glazed window, radiator, french doors to garden.

LIVING ROOM UPVC double glazed bay window, radiator.

FIRST FLOOR

LANDING UPVC double glazed window.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 2 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 5/STUDY UPVC double glazed window, radiator.

BATHROOM White suite comprising panelled bath with separate shower over and glazed shower screen, pedestal wash hand basin, low level w.c, part tiled walls, UPVC double glazed window, heated ladder style towel rail.

TOP FLOOR

LANDING UPVC double glazed window.

BEDROOM 3 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 4 Velux window, radiator.

SHOWER ROOM Comprising walk in shower with tiled

surround, wash hand basin with cupboard under, low level w.c, heated ladder style towel rail, UPVC double glazed window.

OUTSIDE

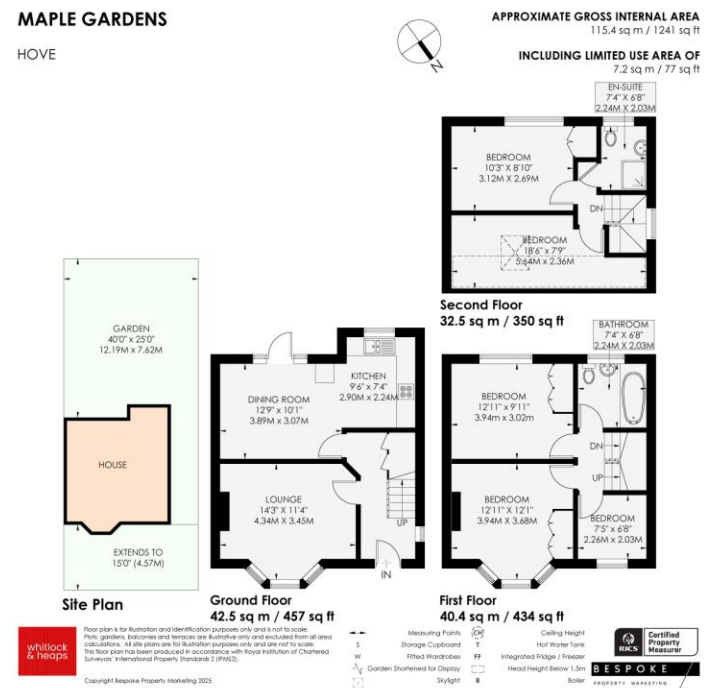
FRONT GARDEN Ideal to convert for off street parking.

SOUTH FACING REAR GARDEN Low maintenance with raised decking and side access. Shed.

Freehold

Council Tax Band D (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.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C	79 C	79 C
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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



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