



44 Cobton Drive, Hove BN3 6WE

Asking Price Of £850,000

- STUNNING FAMILY HOME
- FOUR GOOD SIZE BEDROOMS
- BEAUTIFUL MASTER SUITE WITH VIEWS
- EN-SUITE SHOWER ROOM

- FAMILY BATHROOM
- MODERN KITCHEN
- LIVING ROOM
- DINING AREA

Whitlock and Heaps are delighted to offer to market this stunning family home that has been skilfully extended and is presented to the market in excellent condition throughout. The ground floor offers well apportioned accommodation with a modern kitchen opening onto the dining room which then leads through to the spacious living room with access onto the secluded West facing rear garden. To the first floor are three good size bedrooms and a contemporary family bathroom. The master suite to the top floor is a space to escape with stunning far reaching westerly views which can be enjoyed from the bath. There is ample wardrobe space and a separate en-suite shower room. To the front of the house is a private drive offering off street parking. Being situated in this convenient location with easy access to the A27 and Hove Park. Local amenities are all within easy reach along with the City Centre and seafront.

ENCLOSED ENTRANCE PORCH

ENTRANCE HALL Stairs to first floor, radiator.

CLOAKROOM Comprising wash hand basin with drawer under, low level w.c., UPVC double glazed window, radiator.

KITCHEN Incorporating one and a half bowl stainless steel sink unit and drainer with mixer tap, adjacent granite work surface with cupboards and drawers under, matching eye level wall cupboards, inset five ring gas hob with stainless steel extractor over, eye level double oven, space for fridge/freezer, washing machine and tumble dryer, integrated dishwasher, UPVC double glazed window, opening to:-

DINING AREA UPVC double glazed French doors and single door to garden, radiator.

LIVING ROOM Gas fire with mantle over, UPVC double glazed window, radiator.

FIRST FLOOR

LANDING Fitted linen cupboard.

BEDROOM 2 Range of fitted wardrobes with hanging and shelving space, UPVC double glazed window, radiator.

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

BEDROOM 4 Fitted double wardrobe, UPVC double glazed window, radiator, 'Worcester' gas fired boiler.

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

TOP FLOOR

MASTER SUITE A stunning and skilfully designed room with a large picture window offering westerly far reaching views which can be enjoyed from the roll top bath with chrome mixer. Range of fitted wardrobes, eaves storage, velux window.

EN SUITE SHOWER ROOM Fully tiled with walk in shower, wash hand basin with cupboard under, low level w.c., heated ladder style towel rail, UPVC double glazed window.

OUTSIDE

FRONT GARDEN Shrub border, block paved driveway.

WEST FACING REAR GARDEN Raised paved patio, area of lawn with shrub borders, summer house with rear storage section, gate offering side access.

COBTON DRIVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA / EAVES STORAGE)
1635 sq ft / 151.9 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA / EAVES STORAGE)
1728 sq ft / 160.6 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and services are illustrative only and not to scale. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Lines
- S Storage Cupboard
- W Fitted Wardrobes
- W Garden Shortened for Display



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