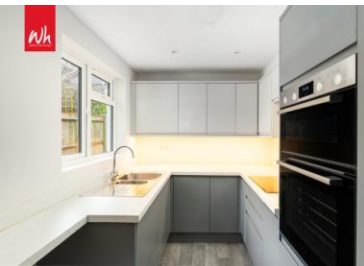


wh

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78 Grange Road Hove BN3 5HW

Offers In Excess Of £538,000

- THREE BEDROOMS
- ENSUITE SHOWER ROOM
- BATHROOM
- KITCHEN
- LIVING/DINING ROOM
- WEST FACING GARDEN
- RE-WIRED AND NEW HEATING SYSTEM
- UNDERGONE AN EXTENSIVE REFURBISHMENT

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Whitlock and Heaps are delighted to offer to market this boiler. stunning property that has just undergone an extensive refurbishment programme that has been completed to an excellent standard throughout with the property offering three bedroom accommodation with an ensuite shower room to the master bedroom and a contemporary bathroom. To the ground floor there is a through living/dining room with doors leading to the landscaped west facing rear garden. The contemporary kitchen has integrated 'Bosch' appliances. Being sold with no onward chain.

Situated in this favourable location within the catchment of West Hove infants and within easy reach of Portslade, Aldrington and Hove mainline stations. The seafront and an array of eateries, cafes and shopping facilities are all within easy reach.

ENTRANCE HALL

CLOAKROOM Comprising wash-hand basin with cupboard below, low level w.c.

KITCHEN Incorporating stainless steel one and a half bowl sink unit with drainer and mixer tap, adjacent work surface with cupboards and drawers under, matching eye-level wall cupboard, inset 'Bosch' four ring hob with concealed extractor over, 'Bosch' eye-level double oven, integrated fridge/freezer, washing machine and dishwasher, UPVC double glazed windows.

LIVING/DINING ROOM UPVC double glazed window, understairs storage cupboard, two radiators, door to garden.

FIRST FLOOR

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

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

TOP FLOOR

LANDING Sky light, cupboard housing 'Ideal' gas-fired

BEDROOM 1 UPVC double glazed window, radiator.

EN-SUITE SHOWER Comprising walk-in shower, wash-hand basin, low level w.c. with concealed cistern, wash-hand basin, heated ladder style towel rail, eaves storage, velux window.

OUTSIDE

WEST FACING GARDEN Paved sq patio with area of lawn.

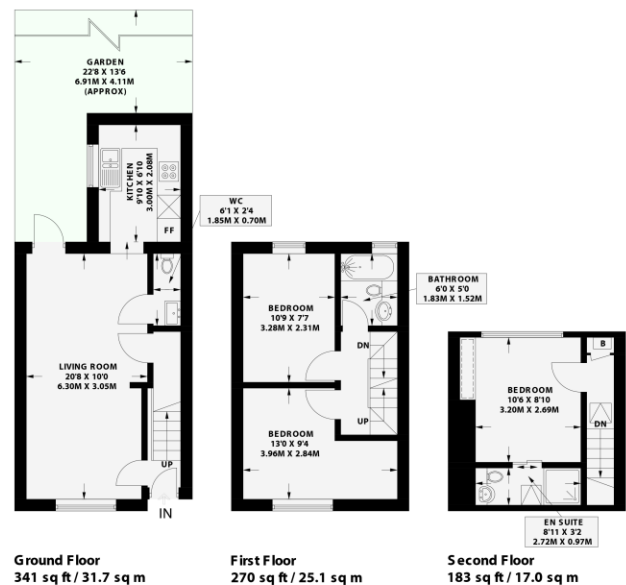
Council Tax Band C (As found via the government website: www.tax.service.gov.uk/check-council-tax-band).

GRANGE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)
784 sq ft / 72.9 sq m

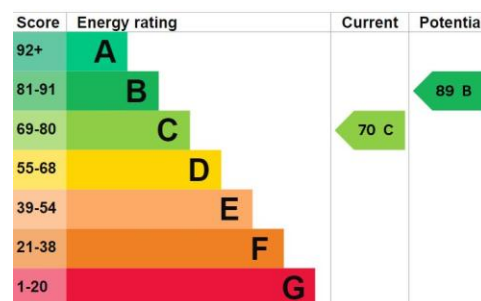
APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)
794 sq ft / 73.8 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plans, gardens, balconies and services are illustrative only and excluded from all area calculations. 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
 H Measuring Points
 S Storage Cupboard
 W Fitted Washbasin
 W Garden Shortened for Display

Certified Property Measurer
 RICS



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