



1 Milcote Avenue

Hove BN3 7EJ

Offers in excess Of £850,000
Freehold

- BEAUTIFUL DETACHED FAMILY HOME
- SKILFULLY EXTENDED
- PRESENTED IN EXCELLENT ORDER
- THREE DOUBLE BEDROOMS
- SECLUDED SOUTH FACING GARDEN

- MODERN FAMILY BATHROOM
- DOUBLE ASPECT KITCHEN/DINING ROOM
- LIVING ROOM
- STUDY/SNUG
- GARAGE AND DRIVE

Whitlock and Heaps bring to market this exemplary individual detached family home that has been skilfully extended and tastefully updated by the present owners offering superb ground floor accommodation with the heart of the home being the double aspect kitchen/dining room the leads onto the secluded and private south facing garden that features a garden room with power and light. There are two further reception rooms to the ground floor with a shower room and cloakroom. The three double bedrooms to the first floor are a good size and the modern bathroom has been fitted to an excellent standard. Situated in this convenient location within a short walk of Aldington station and local independent cafes offering seclusion and privacy, garden room with power and shopping facilities. Hove seafront and Park are both within easy reach as is access to the A23/27.

ENTRANCE HALL Exposed floorboards, radiator, understairs storage.

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

SHOWER ROOM Comprising walk in shower with tiled surround, sink with cupboard under, space and plumbing for washing machine and tumble dryer, cupboard housing 'Vaillant' gas fired boiler.

KITCHEN/DINING ROOM Double aspect with a number of UPVC double glazed windows overlooking the gardens with a large Apex window. Beautifully fitted with a wide range of cupboards and drawers, 1 1/2 bowl sink unit with drainer and mixer tap, space for gas range cooker with stainless steel extractor over and tiled splashback, integrated dishwasher, space for American style fridge/freezer, island with seating area, two velux windows, two radiators, bi-fold door to garden.

LIVING ROOM Log burner with tiled hearth and surround, UPVC double glazed bow window, radiator.

STUDY/SNUG UPVC double glazed window, two velux windows, radiators.

FIRST FLOOR

LANDING

BEDROOM 1 UPVC double glazed bow window, exposed floorboards, radiator.

BEDROOM 2 UPVC double glazed window, exposed floorboards, radiator.

BEDROOM 3 UPVC double glazed window, painted floorboards, radiator.

BATHROOM Contemporary suit comprising roll top bath, separate walk-in shower with tiled surround, wash hand basin with cupboard under, part tiled walls, heated ladder style towel rail, UPVC double glazed window.

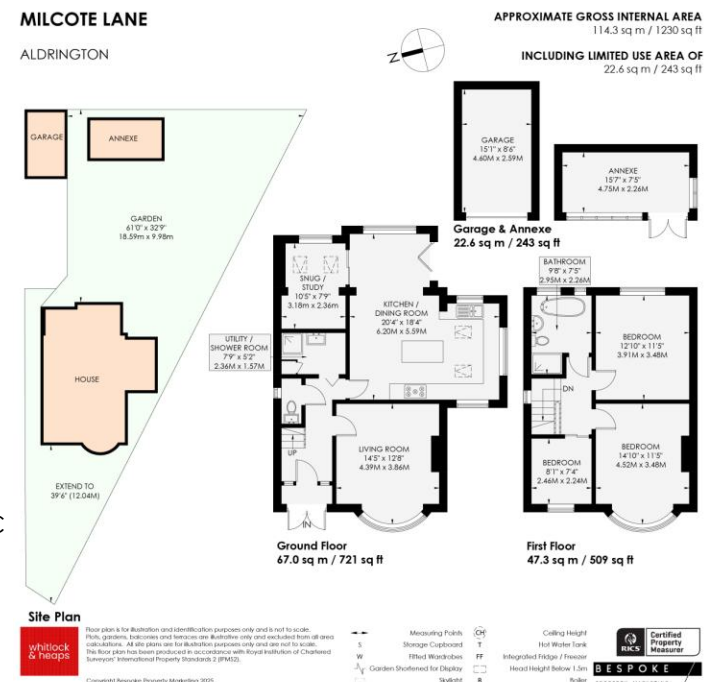
PRIVATE DRIVE Offering parking for two/three vehicles.

GARAGE Electric roller door, power and light, approached via shared driveway.

SOUTH FACING GARDEN Well established with mature trees and light, mainly laid to lawn with decked area and vegetable patch, pond, gate offering side access.

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.



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