



18 Amherst Crescent

Hove BN3 7ER

Offers In Excess Of £800,000

- STUNNING FAMILY HOME
- SKILFULLY EXTENDED
- DELIGHTFUL OPEN PLAN LIVING
- SECLUDED SOUTH FACING GARDEN
- HOME OFFICE
- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM

Whitlock and Heaps are pleased to bring to market this stunning semi detached family home that has been skilfully and tastefully updated over recent years to now offer spacious four bedroom accommodation with and contemporary ensuite shower room and separate family bathroom. To the ground floor there is a beautiful open plan kitchen with island, dining and living room with bi-fold doors leading onto the secluded south facing rear garden. This family home also benefits from a garden home office with its versatile space, side access and hardstanding to the front. Situated in this convenient location within a few minutes walk of Aldrington mainline station. You can also walk through the underpass and are in Poets Corner within a couple of minutes offering you access to the seafront, local shops, eateries and cafes.

ENCLOSED ENTRANCE PORCH Tiled floor.

ENTRANCE HALL Exposed floorboards, understairs storage, radiator.

CLOAKROOM Comprising low level w.c, wash hand basin, varnished wood floor.

OPEN PLAN KITCHEN/DINING ROOM Incorporating sink and drainer, mixer tap, adjacent worksurface with cupboards, high level wall cupboards, inset ceramic hob, electric oven and microwave, integrated fridge/freezer and dishwasher, space for washing machine, island with seating area, space for dining table, three radiators, three velux windows, varnished wood floor, single and double bi-fold leading onto the garden, opening to:-

LIVING ROOM UPVC double glazed bay window, varnished wood floor, radiator.

FIRST FLOOR

LANDING UPVC double glazed window.

BEDROOM 2 UPVC double glazed bay window, radiator.

BEDROOM 3 UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, radiator.

BATHROOM White suite comprising roll top bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level w.c, tiled floor, part tiled walls, radiator, UPVC double glazed window.

TOP FLOOR

BEDROOM 1 Picture window, fitted open clothes hanging space, eaves storage, radiator, velux window.

ENSUITE SHOWER ROOM Comprising walk in shower with tiled surround, wash hand basin with drawers under, low level w.c, heated ladder style towel rail, tiled floor, sky light.

OUTSIDE

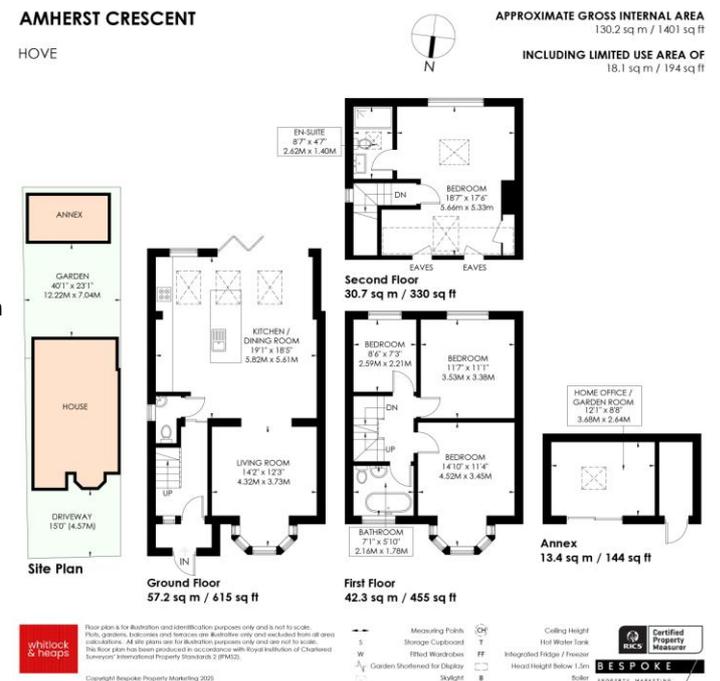
HARDSTANDING TO THE FRONT

SOUTH FACING GARDEN Secluded garden with shrub borders, raised deck leading to area of lawn, gate offering side access.

Two fitted storage areas.

GARDEN ROOM/HOME OFFICE

Sliding patio door, electric heater, power and light with internet connection.



Score	Energy rating	Current	Potential
92+	A		
81-91	B		85 B
69-80	C	71 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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