



8 Cobton Drive

Hove, BN3 6WE

Offers In The Region Of £625,000



A SPACIOUS EXTENDED FAMILY HOME IN THE FAVOURED GOLDSTONE VALLEY AREA OF HOVE BEING SOLD WITH NO ONWARD CHAIN.

Situated between Edward Avenue and Elizabeth Avenue. Local shopping facilities are available in Queen Victoria Avenue, as well as bus service providing access to town as well as the mainline railway stations with their commuter links to London. The property is also well situated for Local Schools, Doctors, Dentists. Hove Park is also located within 1/2 a mile of the property.



CANOPIED ENTRANCE

Light point, double glazed front door leading to:

ENTRANCE HALL

Ceiling light point, dado rail, 2 x double glazed windows either side of front door, wall mounted central heating thermostat control, understairs storage cupboard housing gas, electric meters and electric consumer unit.

CLOAK ROOM

Double glazed window to side, low level W.C, corner wash hand basin with tiled surround.

LOUNGE 15'3 x 10'10 (4.65m x 3.30m)

Double glazed window to front, dado rail, coved ceiling, ceiling light point, 2 x wall light points, feature fireplace, TV aerial point, telephone point. Opening to:

RECEPTION ROOM TWO 10'10 x 10'4 (3.30m x 3.15m)

Coved ceiling, ceiling light point, dado rail, feature fireplace, telephone point, door to Kitchen, opening to:

DINING AREA 10'10 x 7'1 (3.30m x 2.16m)

Southerly aspect. Double glazed window overlooking rear garden, double glazed patio door providing access to garden. Coved ceiling, wall light point, radiator.

KITCHEN 11'1 x 8'5 (3.38m x 2.57m)

Southerly aspect. Coved ceiling, recessed spot lighting, double glazed window looking onto rear garden. Fitted extensive high glass range of eye level and base units comprising of cupboards and drawers with over sized handles, work surfaces and returns, tiled splash backs, one and a half bowl sink and drainer unit with mixer tap, built in electric double oven with storage over and under, separate electric hob with splash back and extractor hood over, integrated fridge/freezer, integrated dish washer, space and plumbing for washing machine, cupboard housing gas boiler for central heating, tiled flooring, feature radiator.

FIRST FLOOR LANDING

Ceiling light point, hatch to loft space, feature coloured glass double glazed window to side.

BEDROOM ONE 10'11 x 10'10 min measurement (3.33m x 3.30m min measurement)

Double glazed window to front, coved ceiling, ceiling light point, 2 x double built in wardrobes with storage under, radiator.

BEDROOM TWO 12'10 x 10'11 (3.91m x 3.33m)

Southerly aspect. Double glazed window overlooking rear garden and offer extensive views including distant view to sea, coved ceiling, ceiling light point, radiator.

BEDROOM THREE 9'11 x 8'4 (3.02m x 2.54m)

Southerly aspect. Double glazed window overlooking rear garden offering extensive views, coved ceiling, ceiling light point, radiator, built in double wardrobe providing hanging space and storage cupboard over.

BATHROOM 8'4 x 5'5 (2.54m x 1.65m)

Coved ceiling, ceiling light point, double glazed window with obscure glass, part tiled walls with feature tile to picture rail level, chrome ladder style radiator, low level W.C, pedestal wash hand basin with hot and cold taps, panelled bath with hot and cold taps, electric shower over, shower screen

OUTSIDE

FRONT GARDEN

Being laid to cobble stone brick car hardstand providing off street parking.

PRIVATE DRIVEWAY

Providing off street parking and access to

GARAGE 15'10 x 8'1 (4.83m x 2.46m)

With up and over door.

REAR GARDEN 70' in length (21.34m in length)

Southerly aspect with paved patio, side access to driveway, outside water tap, step down to two tier lawned garden, mature shrubs, deck area and garden shed.

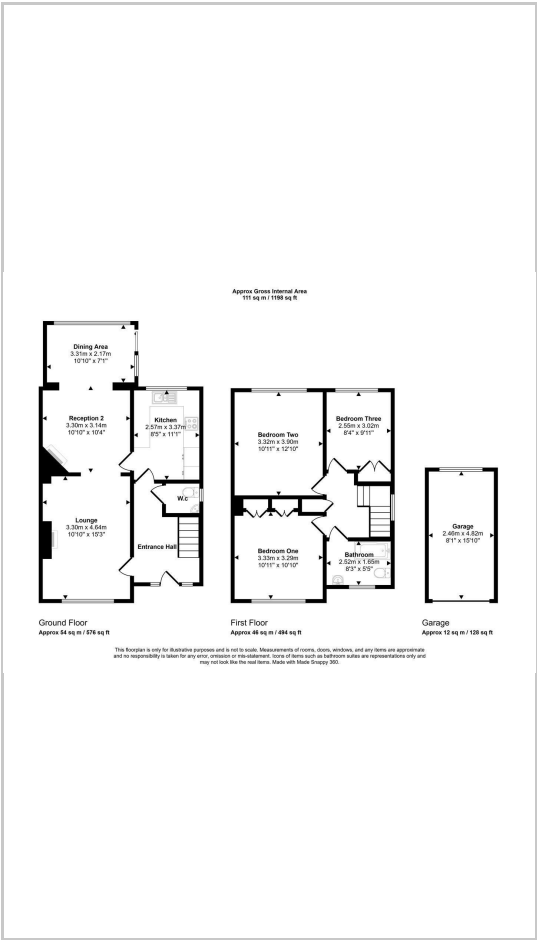
COUNCIL TAX

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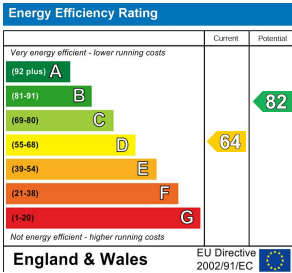
Area Map



Floor Plans



Energy Efficiency Graph



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