

DEAN & CO

ESTATE AGENTS & VALUERS EST. 1973

22 Steyning Avenue

Hove, BN3 8GX

Offers In The Region Of £475,000



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## 22 Steyning Avenue

Hove, BN3 8GX

AN EXTENDED WELL PRESENTED 4 BEDROOM SEMI DETACHED FAMILY HOUSE IN A CONVENIENT LOCATION.

Situated between Bramber Avenue and Beeding Avenue, local shopping facilities are available in Burwash Road and at the nearby Grenadier shopping parade. Buses pass by in Poynings Drive providing access to most parts of Brighton and Hove city centre and mainline stations with their commuter links to London. The house is well situated for local doctors, dentist and schools.

FRONT DOOR

ENTRANCE HALLWAY

LOUNGE

12'4 x 13'7 (3.76m x 4.14m)

DINING ROOM

12'10 x 9'2 (3.91m x 2.79m)

KITCHEN

9'0 x 8'10 (2.74m x 2.69m)

LEAN TO/UTILITY

STUDY

6'7 x 6'6 (2.01m x 1.98m)

STAIRS

FIRST FLOOR LANDING

SHOWER ROOM (FORMERLY BATHROOM)

8'5 x 5'1 (2.57m x 1.55m)

BEDROOM THREE

10'9 x 8'11 (3.28m x 2.72m)





BEDROOM TWO  
12'4 x 8'11 (3.76m x 2.72m)

BEDROOM FOUR  
8'11 x 8'2 (2.72m x 2.49m)

STAIRS

BEDROOM ONE  
16'5 x 14'1 (5.00m x 4.29m)

EN SUITE BATHROOM  
6'6 x 5'0 (1.98m x 1.52m)

OUTSIDE

FRONT GARDEN

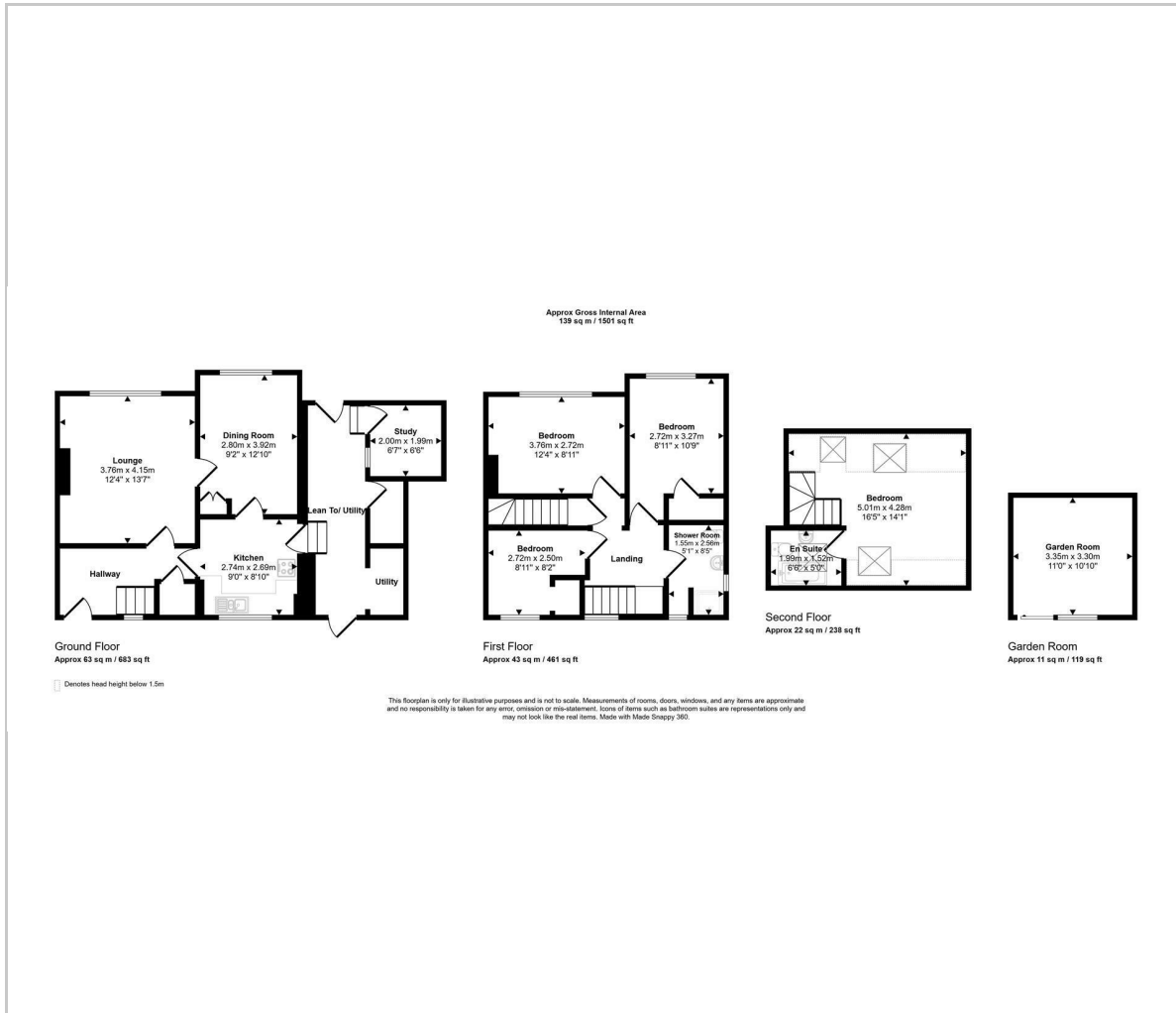
REAR GARDEN

GARDEN ROOM

COUNCIL TAX



## Floor Plan



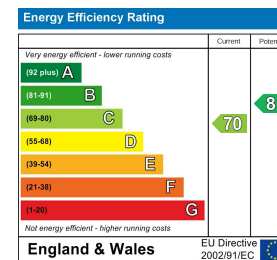
## Viewing

Please contact our Hove Office on 01273 721061 if you wish to arrange a viewing appointment for this property or require further information.

## Area Map



## Energy Efficiency Graph



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