



60 Lark Hill

Hove, BN3 8PH

£550,000





SIDE ENTRANCE

Steps up to:

FRONT DOOR

Double glazed composite front door with feature oblong centre panel, opening to:

ENTRANCE HALLWAY

Spacious light entrance hallway, recessed LED spotlighting, hardwired smoke detector, luxury vinyl flooring (LVT), radiator with thermostatic valve, wall mounted digital 'Nest' control heating system, understairs storage cupboard.

CLOAKROOM

Feature low level W.C. vanity unit with inset sink, mixer tap, storage cupboard under, tiled flooring, panelled walls, extractor fan.

LOUNGE

14'4 x 10'10 (4.37m x 3.30m)

Double glazed window to front, decorative inset ceiling cornice with complimentary dado rail, ceiling light point, ceiling light point, two wall light points, radiator with thermostatic valve, T.V. aerial point, telephone point.

OPEN PLAN KITCHEN/DINER

18'9 x 9'4 (5.72m x 2.84m)

DINING AREA

Southerly aspect, ceiling light point, radiator with thermostatic valve, LVT flooring, bi-folding doors providing access to garden as well as offering extensive views to the south and sea.

KITCHEN AREA

Southerly aspect with double glazed window overlooking rear garden affording superb views to south and sea, hardwired smoke detector, recessed LED spotlighting. Fitted extensive range of eye level and base units comprising of cupboards and

drawers, square edge quartz work surfaces and returns, inset sink with mixer tap, fully integrated appliances consisting of washer/drier, dishwasher, fridge/freezer, 'AEG' induction hob, extractor hood over, 'AEG' electric fan assisted oven under, wine rack, LVT flooring.

BEDROOM THREE

8'10 x 7'10 (2.69m x 2.39m)

Double glazed bay window to front with storage cupboard under housing electric consumer unit, electric meter, recessed LED spotlighting, radiator with thermostatic valve.

STAIRS

Bespoke oak staircase with metal spindles to handrail, pull out double storage cupboards. Stairs leading to:

FIRST FLOOR LANDING

Double glazed window to side, ceiling light point, LED spotlighting, hardwired smoke detector.

BEDROOM ONE

10'11 x 9'7 to wardrobe front (3.33m x 2.92m to wardrobe front)

Southerly aspect, recessed LED spotlighting, hardwired smoke detector, radiator, T.V. aerial point, handcrafted built in range of wardrobes providing hanging space and shelving with mirror fronted sliding door, two wall light points, sliding double glazed door with glass panelling(to be fitted) offering panoramic views towards sea, door to:

EN-SUITE SHOWER ROOM

Recessed LED spotlighting, double glazed window with obscure glass, LVT flooring, ladder style radiator, low level W.C. vanity unit with inset sink, mixer tap, pop up waste, two pull out drawers under, walk-in shower with fixed shower screen, wall mounted controls, ceiling mounted rainfall shower, separate handheld body attachment, part tiled walls.

BEDROOM TWO

10'10 x 10'8 (3.30m x 3.25m)

Double glazed window to front, recessed LED spotlighting, radiator with thermostatic valve, mounted T.V. aerial point, built in drawers and over-shelf.

BATHROOM

Recessed LED spotlighting, extractor fan, double glazed window with obscure glass, ladder style radiator, LVT flooring, low level W.C. with concealed cistern, wall mounted controls, oversized vanity unit with mixer tap, pop up waste, pull out drawers under, wall mounted mirror with lighting, panelled bath with wall mounted controls, ceiling mounted rainfall shower, separate handheld body attachment, shower screen, part tiled surround, soft close opening doors to storage cupboards.

OUTSIDE

FRONT GARDEN

Laid to car hardstand with sleeper surround, stone raised border.

DRIVEWAY

Shared driveway providing access to:

GARAGE

Attached garage, up and over door, service door to side.

REAR GARDEN

80' in excess of (24.38m in excess of)

Southerly aspect, approximately in excess of 80ft. Landscaped to provide paved patio terrace, centralised steps leading to the remainder of the garden (to be laid to lawn), Summer house, garden shed, well stocked tree and shrub borders, vegetable plot to rear. Gate providing side access to driveway.

COUNCIL TAX

Band C.



Road Map



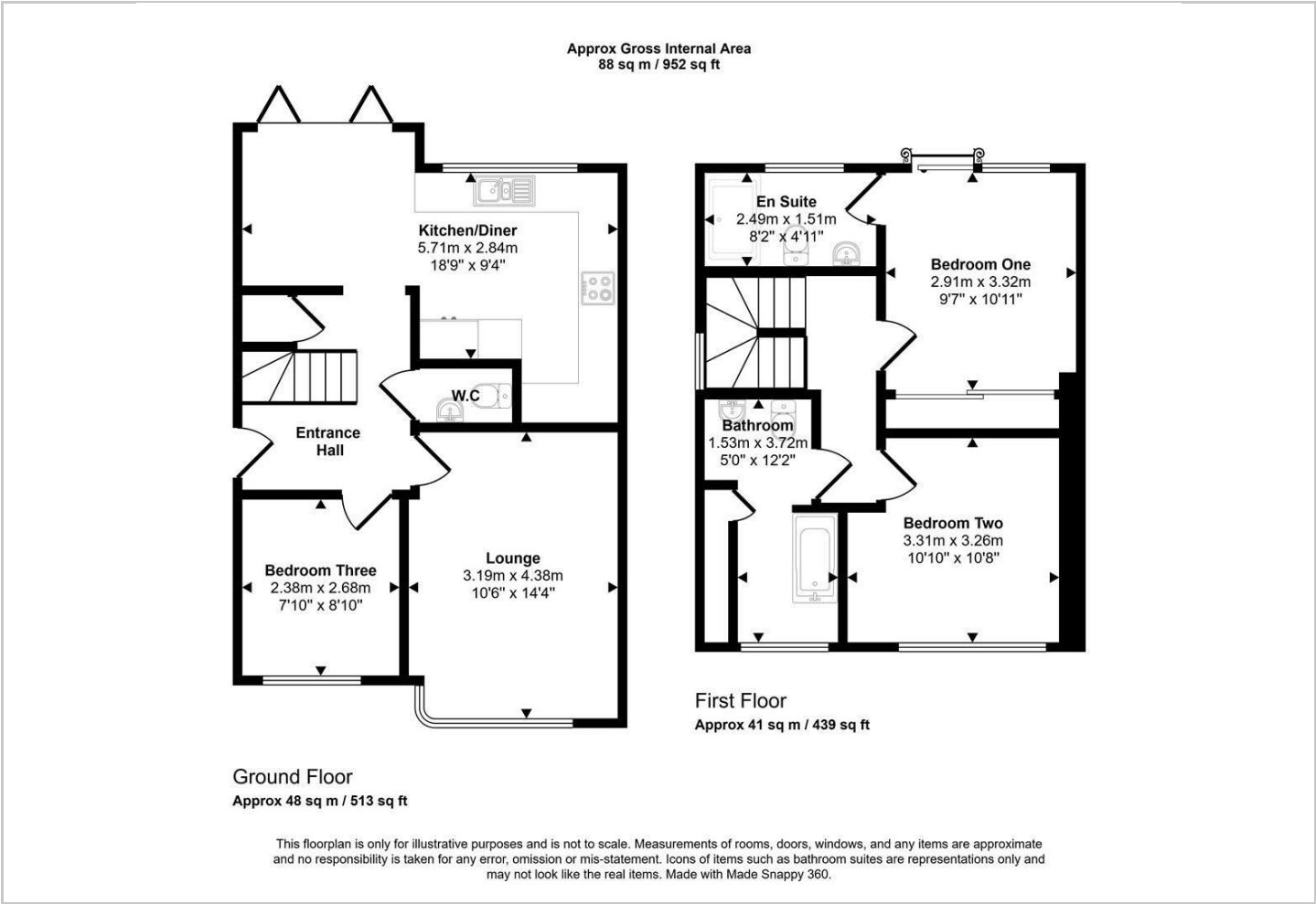
Hybrid Map



Terrain Map



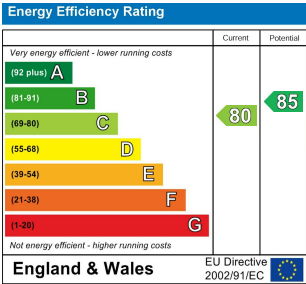
Floor Plan



Viewing

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

Energy Efficiency Graph



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