



## 20 Applesham Avenue, Hove, East Sussex, BN3 8JF

A RARELY AVAILABLE CONVENIENTLY LOCATED SEMI-DETACHED FAMILY HOUSE IN FAVOURED LOCATION IN NEED OF SOME MODERNISATION BEING SOLD WITH NO ONWARD CHAIN.

Situated between West Way and Ashlings Way. Local and extensive shopping facilities are available in West Way including doctors, dentist, library and bus service. The property is also well situated for local schools.

**Offers in the region of £450,000  
Freehold**

- 4 Bedrooms
- Lounge
- Dining Room
- Kitchen
- Bathroom & Cloakroom
- Sun Loggia
- Garden
- Private Drive/  
Detached Garage



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## SIDE ENTRANCE

### FRONT DOOR

Double glazed front door, with glazed upper panel.

### ENTRANCE HALLWAY

Double glazed window to side with obscure glass, vaulted ceiling with galleried landing over, radiator, telephone point, under stairs storage cupboard housing electric meter, fuse board, gas point, wall mounted central heating thermostat.

### CLOAKROOM

Low level W.C., double glazed window with obscure glass, ceiling light point.

### LOUNGE 16'4 x 11'7 (4.98m x 3.53m)

Easterly aspect with double glazed window overlooking front garden, ceiling light point, radiator, T.V., aerial point, 2 x radiators, built in storage unit with cupboard, drawer and over shelf for television. Fitted gas fire with feature fireplace over.

### DINING ROOM 13'9 x 10'10 (4.19m x 3.30m)

Westerly aspect, coved ceiling, ceiling light point, picture rail, radiator, serving hatch from kitchen, double glazed sliding patio door to

### ENCLOSED LOGGIA

Double glazed window to side with obscure glass, polycarbonate roof, double glazed window looking onto rear garden, westerly aspect, wall light point, power point.

### KITCHEN 11'3 x 9'3 (3.43m x 2.82m)

Dual aspect with double glazed window to side, double glazed window over looking rear garden, fitted dated range of eye level and base units comprising of cupboards and drawers, square edge work surfaces, tiled splash backs, stainless steel double drainer sink unit with hot and cold taps, space and plumbing for washing machine, further space for other appliances, radiator, wall mounted 'Potterton Profile' gas central heating boiler with adjacent control panel for heating and hot water, single glazed door leading to

### UTILITY LOGGIA

UPVc construction, double glazed door providing access to garden, power point.

### BEDROOM FOUR/STUDY 8'7 x 7'0 (2.62m x 2.13m)

Dual aspect with double glazed window to side with obscure glass and double glazed window overlooking front garden to the east. Ceiling light point, picture rail, radiator.

### STAIRS

From entrance hall, wrought iron work to wooden hand rail. Leading to

### FIRST FLOOR LANDING

Ceiling light point, hatch to loft space, door to further built in storage.

### BEDROOM ONE 16'6 x 13'2 (5.03m x 4.01m)

Easterly aspect with double glazed window overlooking front garden, 2 x ceiling light points, picture rail, radiator, 2 x wall light points, built in wardrobes with hanging rails and shelving with sliding doors, door to walk in closet/wardrobe, window to front part sloping ceiling.

### BEDROOM TWO 13'10 x 11'0 (4.22m x 3.35m)

Measurement into wardrobe space. Westerly aspect with double glazed window over looking rear garden, ceiling light point x 2, picture rail, radiator, built in wardrobes providing hanging space and shelving with sliding doors.

### BEDROOM THREE 10'7 x 9'2 (3.23m x 2.79m)

10'7 narrowing to 8'0. Westerly aspect with double glazed window over looking rear garden, ceiling light point, bridging storage units over bed area, radiator, airing cupboard housing lagged cylinder with slated shelving, storage over.

### BATHROOM

Being fitted with white suite comprising low level W.C., pedestal wash handbasin with hot and cold taps, panelled bath with mixer tap and shower attachment, ladder style radiator, double glazed window to side, extractor fan.

## OUTSIDE

### FRONT GARDEN

Being laid to lawn with well stocked shrubbed borders.

### PRIVATE DRIVEWAY

Providing off street parking for numerous cars, leading to

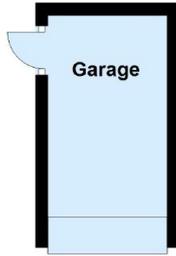
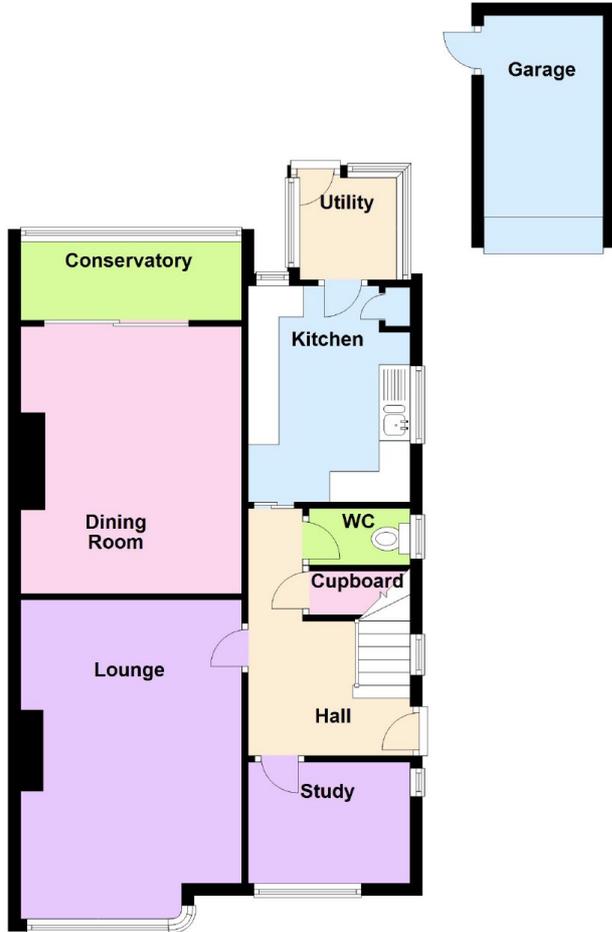
### DETACHED GARAGE 18'5 x 7'5 (5.61m x 2.26m)

With up and over door, power and lighting, double glazed service door to side.

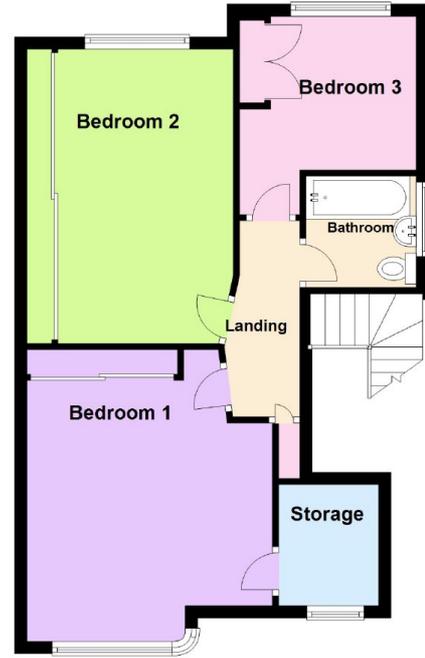
### REAR GARDEN

In excess of 30ft in length. Westerly aspect with gate providing access to driveway. Paved patio, leading to lawned garden with shrubbed borders and further patio to rear of garden, garden shed.

**Ground Floor**  
Approx. 804.4 sq. feet



**First Floor**  
Approx. 566.5 sq. feet



Total area: approx. 1370.8 sq. feet

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon. Plan produced using PlanUp.

**20 Applesham Avenue, HOVE**

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92-100)	A		82
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	51	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92-100)	A		78
(81-91)	B		
(69-80)	C		
(50-68)	D		
(39-54)	E	42	
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.