



Broad Rig Avenue, Hove

Guide Price
£450,000
Freehold

- DETACHED TWO BEDROOM SPLIT LEVEL BUNGALOW
- PRIVATE DRIVEWAY AND GARAGE
- CLOSE PROXIMITY TO LOCAL AMENITIES
- NO ONWARD CHAIN
- IN NEED OF REFUBISHMENT THROUGHOUT
- HIGHLY SOUGHT AFTER LOCATION
- LANDSCAPED REAR GARDEN
- NEW ELECTRICS & CARPETS THROUGHOUT

*** GUIDE PRICE £450,000 - £475,000 ***

Robert Luff & Co are delighted to offer to market this rarely available two bedroom detached bungalow situated in the ever popular Broad Rig Avenue. This split level bungalow is located in the heart of Hangleton Valley and benefits from being in close proximity to local amenities, highly rated Schools including Hove Park & Blatchington Mill and also the South Downs.

The accommodation within the property is arranged over a split level and comprises two double bedrooms, bathroom, spacious living room/dining area and separate kitchen. Also benefiting from off road parking, landscaped rear garden, garage and fantastic views towards the South Downs.

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Accommodation

Entrance Hall

Lounge/Diner 16'9 x 15'3 (5.11m x 4.65m)

Kitchen 9'10 x 9'10 (3.00m x 3.00m)

Bedroom One 13'4 x 9'10 (4.06m x 3.00m)

Bedroom Two 10'6 x 8 (3.20m x 2.44m)

Bathroom

Conservatory 10'1 x 10'1 (3.07m x 3.07m)

Garage 16'3 x 8'3 (4.95m x 2.51m)

AGENTS NOTES
FREEHOLD
EPC: TBC
COUNCIL TAX BAND: D

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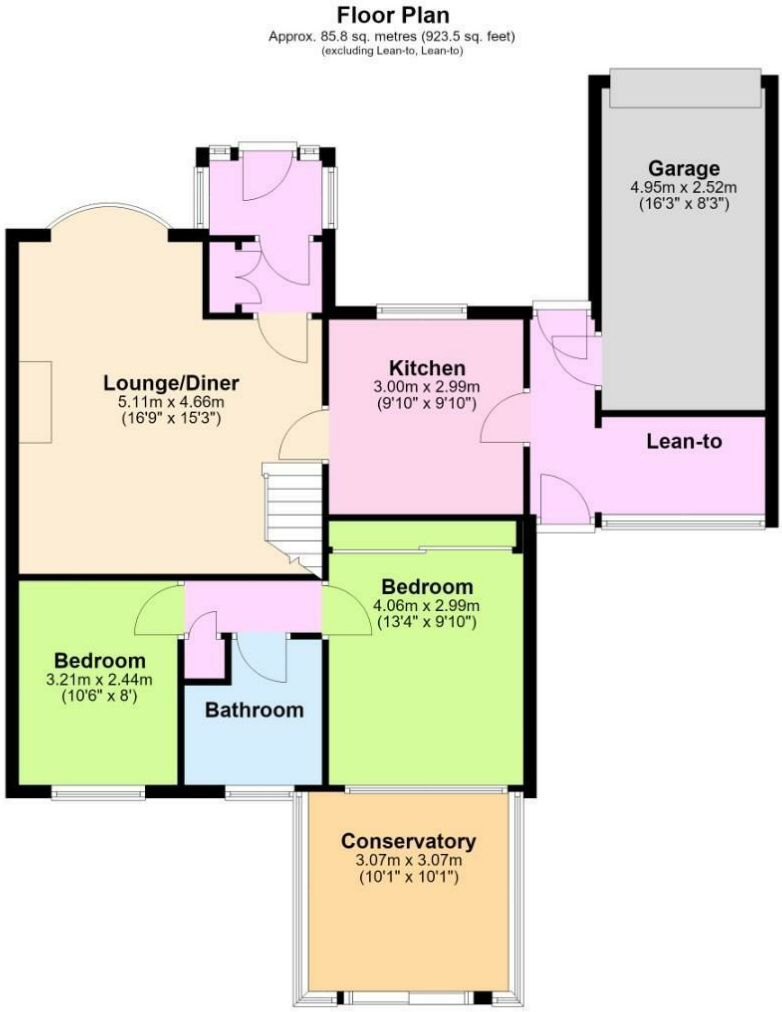




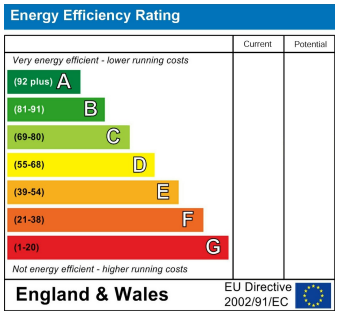


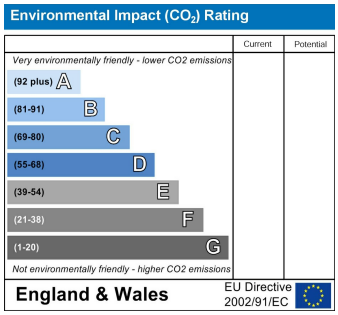
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Floorplan



Total area: approx. 85.8 sq. metres (923.5 sq. feet)





The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.

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