



203 Elm Drive | Hove | BN3 7JD

Offers in Excess of **£425,000**



**** GUIDE PRICE £425,000 - £450,000** AN ATTRACTIVE THREE BEDROOM END OF TERRACE FAMILY HOME WITH A SUBSTANTIAL REAR GARDEN. THE PROPERTY IS WELL-POSITIONED IN HOVE AND IN NEED OF MODINSATION.**

Key features:

- Large Private Garden
- End Of Terrace House
- Off Road Parking
- Huge Potential
- Good Commuters Links
- Generous Living Area

 3 Bedrooms

 1 Bathrooms

 2 Living Room

INTERNAL This lovely family home needs modernisation but offers a great accommodation space throughout. The ground floor offers a substantial living space with a large lounge, a designated dining area and a kitchen. There is also a large conservatory towards the rear which offers an additional reception room. There are two double bedrooms, a further single room and a family bathroom with a white suite.

EXTERNAL Large rear garden which is fence enclosed and offer side access. The garden is mainly laid lawn and offers a raised patio area. The front garden offers a space for off road parking.

LOCATION Located with easy access of the Old Shoreham Road, the parade of shops, pubs and restaurants on Hangleton Road are all within easy reach. Hove Park offers an abundance of outdoor facilities and activities ranging from tennis courts, children's playground and gardens to a cafe, picnic area and working miniature railway. Aldrington train station is nearby, while approximately a mile away Portslade station offers convenient mainline routes for commuters to London and Gatwick. Local schools include Goldstone Primary School, Hove Park School and Sixth Form Centre, West Hove Infant School, Hove Junior School and The Drive Prep School, along with the Bilingual Primary School.

LIVING ROOM 12' 9" x 12' 7" (3.89m x 3.84m)

KITCHEN/DINER 18' 11" x 11' 44" (5.77m x 4.47m)

CONSERVATORY 17' 09" x 8' 59" (5.41m x 3.94m)

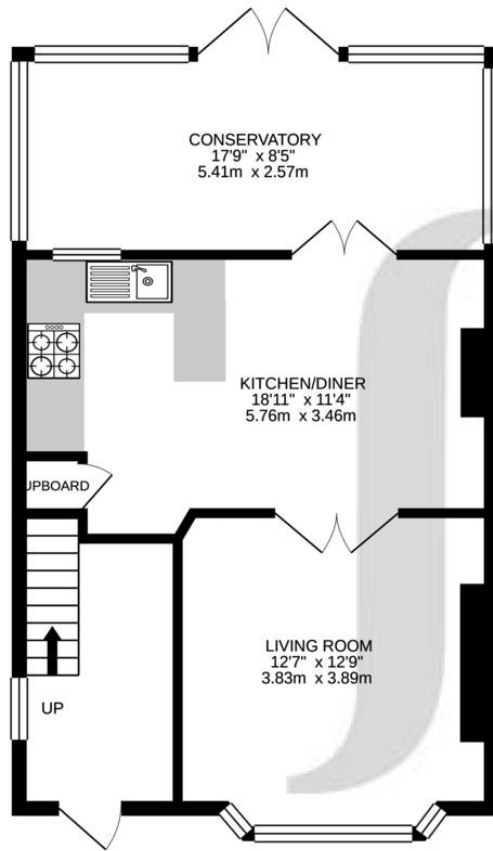
BEDROOM ONE 10' 98" x 10' 48" (5.54m x 4.27m)

BEDROOM TWO 10' 98" x 10' 7" (5.54m x 3.23m)

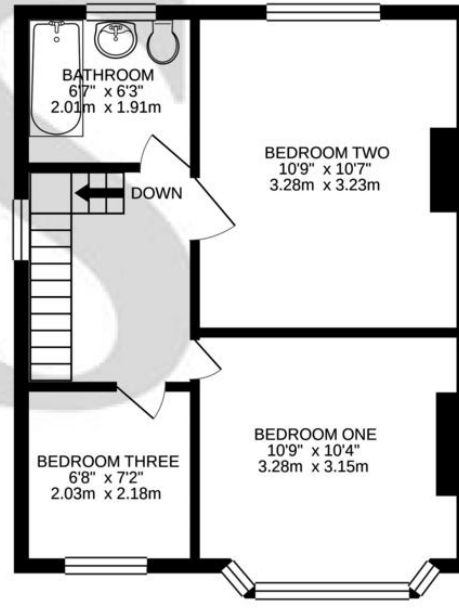
BEDROOM THREE 7' 26" x 6' 8" (2.79m x 2.03m)

BATHROOM 6' 76" x 6' 31" (3.76m x 2.62m)

GROUND FLOOR



1ST FLOOR



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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Whilst we endeavour to make our property particulars accurate and reliable, we have not carried out a detailed survey. If there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information for you, particularly if you are contemplating travelling some distance. Whilst every effort has been made to ensure that any floorplans are correct and drawn as accurately as possible, they are to be used for layout and identification purposes only and are not drawn to scale. The services, where applicable, including electrical equipment and other appliances have not been tested and no warranty can be given that they are in working order, even where described in these particulars. Carpets, curtains, furnishings, gas fires, electrical goods/ fittings or other fixtures, unless expressly mentioned, are not necessarily included with the property.

Property Details:

Floor Area: () – Floor area is quoted from the EPC

Tenure: Freehold

Council Tax: Band C