



13 Poynter Road

Hove BN3 7AH

Asking Price Of £595,000

- THREE DOUBLE BEDROOMS
- BATHROOM
- TWO RECEPTION ROOMS
- KITCHEN
- BREAKFAST ROOM
- PRIVATE REAR GARDEN
- SEMI DETACHED WITH SIDE ACCESS
- NO ONWARD CHAIN

This semi detached bay fronted family home is situated in the desirable Artists Corner district of Hove and offers tremendous potential to prospective buyers being in need of modernisation and having scope for extension (stnc). The three double bedroom accommodation also includes two separate reception rooms and a breakfast room and kitchen leading onto the private rear garden. Hove Park and Mainline station are both within walking distance along with the seafront and an array of eateries, cafes and shopping facilities. Being sold with no onward chain.

OUTSIDE

REAR GARDEN Laid to lawn, shed, gate offering side access.

ENTRANCE HALL Exposed wooden floor, radiator, cornice.

LIVING ROOM South facing bay window, gas fire, two radiators.

DINING ROOM Doors to garden, radiator.

BREAKFAST ROOM Log burner with brick surround and tiled hearth, radiator, fitted cupboard.

KITCHEN Incorporating stainless steel sink unit with drainer, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, gas cooker, cupboard housing 'Alpha' gas fired boiler, radiator, tiled splashback.

COVERED STORAGE AREA Door to garden.

FIRST FLOOR

LANDING Hatch to loft space, fitted linen cupboard.

BEDROOM 1 South facing bay window, range of fitted wardrobes, walk in shower with tiled surround, radiator.

BEDROOM 2 Bay window, range of fitted wardrobes, walk in shower with tiled surround, wash hand basin, radiator.

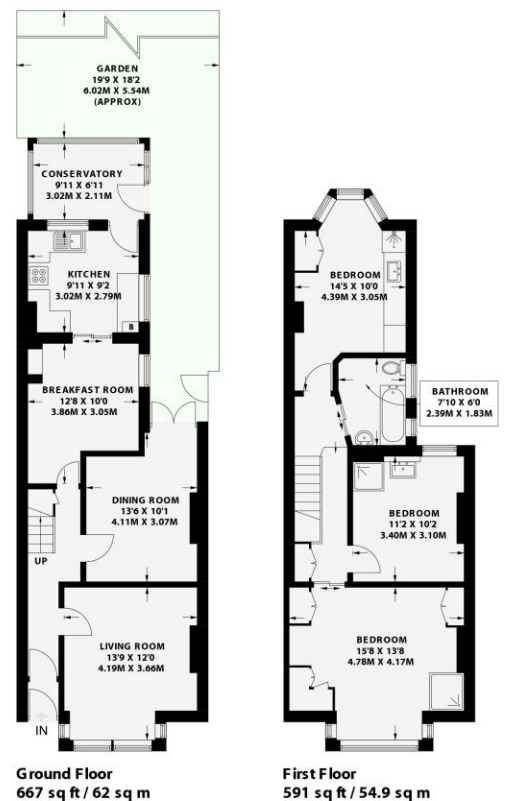
BEDROOM 3 Walk in shower with tiled surround, sink, radiator.

BATHROOM Comprising panelled bath, wash hand basin with unit under, low level, w.c., radiator and towel rail, tiled walls.

13 POYNTER ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
1258 sq ft / 116.9 sq m



Floor plan is for illustration and identification purposes only and is not to scale. Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2). Every attempt has been made to ensure the accuracy however all measurements, fixtures, fittings and data shown is an approximate interpretation for illustrative purposes only.

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CH	Ceiling Height
T	Hot Water Tank
FF	Fridge / Freezer
⊖	Head Height Below 1.5m
↔	Measuring Point
S	Storage Cupboard
W	Fitted Wardrobe
⌋	Garden Shortened for Display

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