

# 32 Jesmond Road, Hove BN3 5LL

Asking Price Of £925,000

- EXTENDED FAMILY HOME
- THREE BEDROOMS
- MODERN BATHROOM
- KITCHEN/LIVING AND DINING ROOM
- SITTING ROOM
- CLOAKROOM
- UTILITY
- WEST FACING REAR GARDEN

Whitlock and Heaps are pleased to bring to market this delightful extended three bedroom semi detached family home with excellent ground floor accommodation that includes a separate sitting room with the feature room being the open plan kitchen/living and dining room with bi-fold doors onto the spacious and secluded west facing garden with the benefit of a home office. To the front there is a private drive offering off street parking for two vehicles with the house also offering the potential for a loft conversion (stnc).

Jesmond Road is situated in this favourable tree lined location just off New Church Road being within walking distance of Hove seafront and mainline stations offering direct links to London. An array of shopping facilities and cafes are easily accessible.

**ENTRANCE HALL** Tiled floor, radiator, understairs cupboard.

**CLOAKROOM** Wash-hand basin with cupboard under, low level w.c., UPVC double glazed frosted window, radiator.

**KITCHEN/LIVING/DINING ROOM** Incorporating one and a half bowl sink with mixer tap, adjacent quartz work surface with a range of fitted cupboards, one wall of high level units, two eye-level ovens with hot plate, integrated fridge/freezer, second integrated freezer and dishwasher, central island with drawers, wine fridge and seating area, 'Neff' induction hob, eye-level units, three velux windows, tiled floor with underfloor heating, bi-fold doors to garden.

**SITTING ROOM** UPVC double glazed bay window, feature fireplace with tiled surround, shutters, radiator.

**UTILITY ROOM** Comprising stainless steel sink unit with drainer and mixer tap, cupboard under, space for washing machine and tumble dryer, heated ladder style towel rail, door to side.

**FIRST FLOOR**

**LANDING** Cupboard housing 'Worcester' gas-fired boiler with Warmflow cylinder, hatch to loft space, UPVC double glazed window.

**BEDROOM 1** UPVC double glazed bay window, fitted wardrobes, shutters, radiator.

**BEDROOM 2** UPVC double glazed window, fitted wardrobe, radiator.

**BEDROOM 3** UPVC double glazed window, shutters, radiator.

**BATHROOM** White suite comprising panelled bath with shower over, glazed shower screen, wash-hand basin with drawers

under, low level w.c., UPVC double glazed window, tiled floor, radiator.

**OUTSIDE**

Private drive with parking for two vehicles.

**WEST FACING REAR GARDEN** Well established being mainly laid to lawn with mature shrubs offering privacy and seclusion. Two tiered decked areas, shed.

**HOME OFFICE** French doors and windows onto the garden, electric heater, hard wired for the internet.

**JESMOND ROAD**

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING LIMITED USE AREA)  
1397.1 sq ft / 129.8 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING LIMITED USE AREA)  
1402.5 sq ft / 130.3 sq m

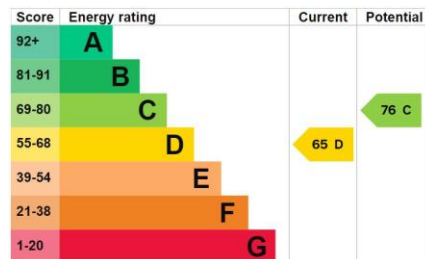


Floor plan is for illustration and identification purposes only and is not to scale. Plants, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All the plans are for illustration purposes only and are not to scale. This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPIS2). 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  
FR Fridge / Freezer  
H Head Height Below 1.5m  
M Measuring Points  
S Storage Cupboard  
W Fitted Wardrobes  
G Garden Shortened for Display

RICS Certified Property Measurer



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