



19 Oxford Mews, Hove BN3 3NF

Offers In Excess Of £550,000

- DELIGHTFUL MEWS DEVELOPMENT
- THREE BEDROOMS
- TWO SHOWER ROOMS
- SOUTH FACING BALCONY
- MODERN KITCHEN
- LIVING/DINING ROOM
- GARAGE
- NO ONWARD CHAIN

Whitlock and Heaps are pleased to bring to market this three bedroom property forming part of this delightful Mews that is situated in this tucked away location yet within a few minutes walk of Hove mainline station. The property is presented in excellent order throughout with a modern kitchen, two shower rooms and a living/dining room leading onto the south facing terrace. The property also benefits from an integral garage and is being sold with no onward chain. Hove seafront and an array of eateries, cafes and shopping facilities are all within easy reach.

GARAGE Up and over door, power and light, meters.

ENTRANCE HALL Radiator, walk in utility area with space and plumbing for washing machine, tumble dryer and storage space.

BEDROOM 3 Radiator, door to small patio.

SHOWER ROOM Comprising walk in shower, wash hand basin, low level w.c, with concealed cistern, tiled walls and floor, ladder style radiator.

FIRST FLOOR

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob with double oven under, concealed extractor, space for fridge/freezer, plumbing for dishwasher, cupboard housing 'Worcester' gas fire boiler, UPVC double glazed window, radiator, tiled splashback.

LIVING/DINING ROOM Two radiators, sliding patio door to;

SOUTH FACING TERRACE Space for table and chairs.

TOP FLOOR Landing with fitted storage cupboard.

BEDROOM 1 Fitted wardrobes, UPVC double glazed window, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

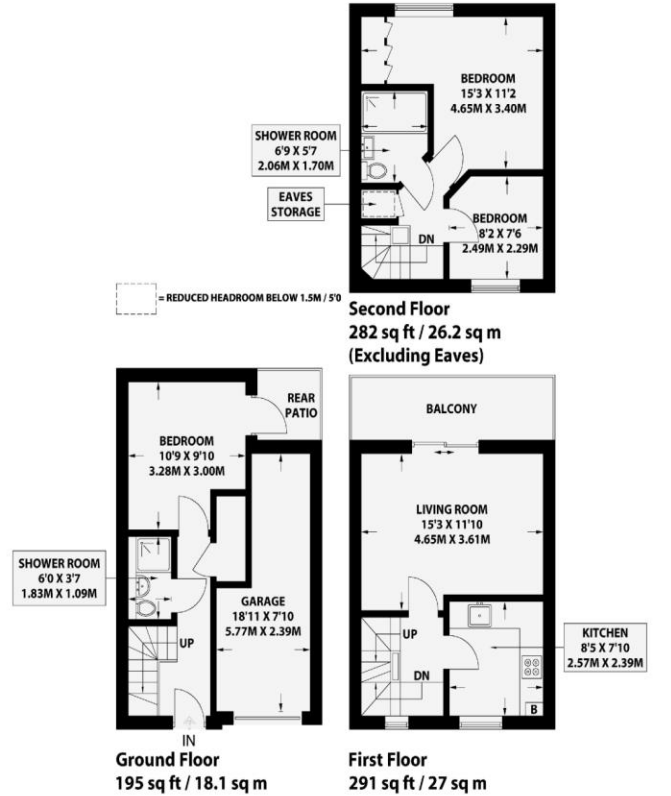
SHOWER ROOM Comprising walk in shower, wash hand basin with drawers under, low level w.c, radiator, tiled floor and part tiled walls.

OXFORD MEWS

HOVE

APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE / EAVES STORAGE / REDUCED HEADROOM)
768 sq ft / 71.3 sq m

APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE / EAVES STORAGE / REDUCED HEADROOM)
912 sq ft / 84.7 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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Energy Efficiency Rating			
Score	Energy rating	Current	Potential
92+	A		
81-91	B		87 B
69-80	C	75 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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