



## 57 Glebe Villas, Hove BN3 5SL

Offers In Excess Of £600,000  
Freehold

- THREE BEDROOMS
- BATHROOM
- KITCHEN/BREAKFAST ROOM
- LIVING ROOM

- DINING ROOM
- REAR GARDEN
- UPVC DOUBLE GLAZED WINDOWS
- GAS CENTRAL HEATING

This semi-detached family home offers good size three-bedroom accommodation being presented in good decorative order with the kitchen/breakfast room having bi-fold doors on to the rear garden. There are two separate reception rooms to the ground floor and a modern bathroom on the first floor. Being sold with no onward chain.

Situated in this desirable location just off New Church Road within walking distance of Hove and Portslade mainline stations. Hove lagoon and seafront are also within easy reach as are a variety of eateries, cafes and shopping facilities. Bus services run close by offering access into the City Centre.

The accommodation with approximate room measurements comprises:-

**ENTRANCE HALL** Engineered wood floor, radiator understairs storage.

**LIVING ROOM** Open fireplace with mantle over and tiled hearth, UPVC double glazed bay window, radiator, coving.

**DINING ROOM** UPVC double glazed window, radiator.

**KITCHEN/BREAKFAST ROOM** Incorporating stainless steel 1½ bowl sink unit with drainer and mixer tap, adjacent laminate worksurface with cupboards and drawers under, matching eye level wall cupboards, inset four ring ceramic hob with extractor over, eye level double oven, integrated fridge/freezer and dishwasher, cupboard housing gas fired boiler, UPVC double glazed window, radiator, double bi-fold door to garden, engineered wood floor.

**FIRST FLOOR**

**LANDING** Hatch to loft with pull down ladder, Velux window, power and light.

**BEDROOM 1** UPVC double glazed bay window, radiator, coving.

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

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

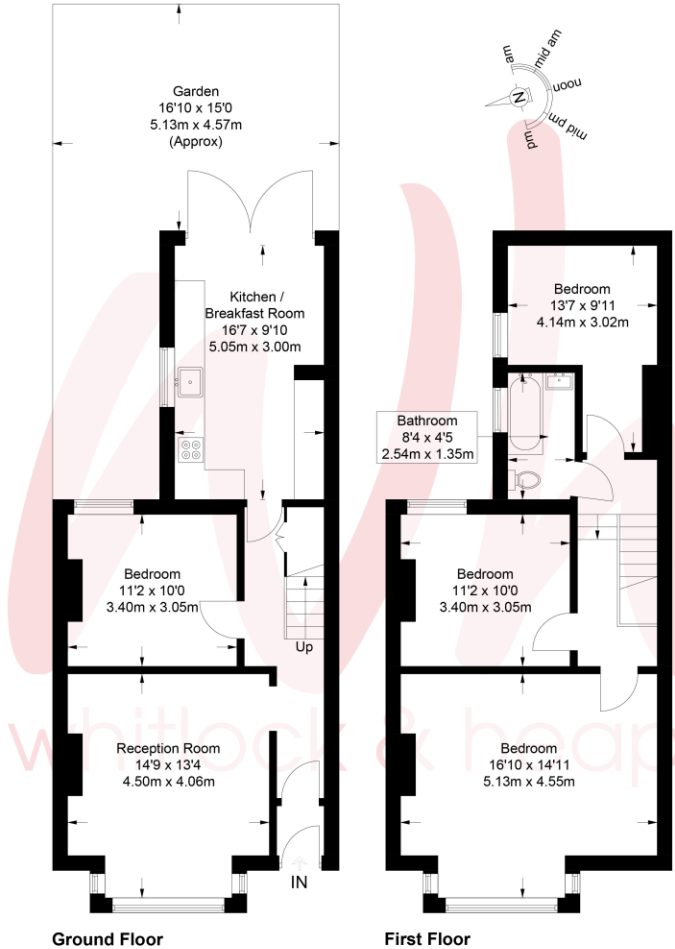
**BATHROOM** White suite comprising panelled bath with mixer tap, separate shower over, glazed shower screen, wash hand basin with unit under, low level w.c., heated ladder style towel rail, tiled floor, part tiled walls, UPVC

double glazed frost window.

**GARDEN** Enclosed paved rear garden.

**Council Tax Band D** (taken from [www.brighton-hove.gov.uk/council-tax](http://www.brighton-hove.gov.uk/council-tax)).

**We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.**



Approximate Gross Internal Area = 1160 sq ft / 107.8 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2020

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75 C
55-68	D		
39-54	E	48 E	
21-38	F		
1-20	G		

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