



# 47 Marmion Road

Hove BN3 5FS

O.I.E.O. £750,000

- FIVE BEDROOMS
- ENSUITE SHOWER ROOM
- CONTEMPORARY FAMILY BATHROOM
- MODERN KITCHEN/LIVING ROOM
- SITTING ROOM
- CLOAKROOM
- GOOD SIZE GARDEN WITH REAR ACCESS
- SKILFULLY AND TASTEFULLY EXTENDED

This delightful five bedroom family home has been skilfully and tastefully updated and extended by the present owners and is presented in excellent decorative order throughout with a modern full width kitchen/living room leading onto the good size rear garden. The property also features a contemporary ensuite shower room and family bathroom, sitting room and a spacious entrance hall.

Situated in this desirable location within a few minutes of Stoneham Park and West Hove Infants. Hove and Aldrington Stations are also within easy reach as is the seafront. An abundance of shopping facilities, eateries and cafes are all also within walking distance.

The accommodation with approximate room measurements comprises;

**ENTRANCE LOBBY**

Space for tumble dryer, plumbing for washing machine.

**SPACIOUS ENTRANCE HALL**

Exposed floorboards, stairs to first floor, radiator, understairs storage.

**CLOAKROOM**

Comprising low level w.c.

**KITCHEN/LIVING ROOM**

Incorporating 1 ½ bowl sink unit with drainer and mixer tap, adjacent worksurface with range of cupboards and drawers under, matching eye level wall cupboards, space for fridge/freezer, integrated dishwasher, space for range cooker with stainless steel extractor over, cupboard housing 'Ideal' gas fired boiler, tiled splashback, UPVC double glazed window, radiator, engineered wood floor, bi-fold doors to garden.

**SITTING ROOM**

UPVC double glazed bay window, fireplace with tiled insert (not used), radiator, exposed floorboards.

**FIRST FLOOR**

**LANDING**

Hatch to loft space with pull down ladder.

**BEDROOM 2**

UPVC double glazed window, radiator, exposed floorboards.

**BEDROOM 3**

UPVC double glazed bay window, radiator, exposed floorboards.

**BEDROOM 4**

UPVC double glazed window, radiator, exposed floorboards.

**BATHROOM**

White suite comprising roll top bath with mixer tap and telephone style shower attachment, separate walk in shower with tiled surround, wash hand basin with cupboard under, low level w.c, two UPVC double glazed windows, heated ladder style towel rail, tiled floor, part tiled walls.

**TOP FLOOR**

**BEDROOM 1**

Two full height windows with central UPVC double glazed window, radiator.

**ENSUITE SHOWER ROOM**

Comprising walk in shower with tiled surround, wash hand basin with cupboard under, low level w.c, UPVC double glazed window.

**BEDROOM 5**

Two velux windows, fitted cupboard, eaves storage, radiator.

**OUTSIDE**

**PAVED FRONT GARDEN**

**REAR GARDEN**

Fully enclosed with gate offering a rear access. Laid to lawn with decked and paved patio areas, vegetable patch, green house and shed.



Approximate Gross Internal Area = 1390 sq ft / 129.2 sq m  
(Excluding Eaves Storage / Reduced Headroom)  
Reduced Headroom = 40 sq ft / 3.7 sq m  
Total = 1430 sq ft / 132.9 sq m

Illustration for identification purposes only, measurements are approximate, not to scale. © Whitlock and Heaps 2022

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