



72 Grange Road, Hove BN3 5HW

Offers In Excess Of £365,000

- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN
- LIVING ROOM
- DINING ROOM
- SUN LOGGIA
- WEST FACING GARDEN
- NO ONWARD CHAIN

Whitlock and Heaps are delighted to offer to market this mid terrace property being presented in good order but with potential for further improvement. The two double bedroom accommodation features two separate reception rooms with a sun loggia leading onto the west facing rear garden. The house is situated in this desirable and central location within walking distance of local amenities, Hove seafront and Portslade, Aldrington and Hove train stations.

ENTRANCE HALL Painted floorboards.

LIVING ROOM Two sash windows, feature fireplace, heater, painted floorboards.

DINING ROOM Feature fireplace, sash window, stairs to first floor, heater, painted floorboards.

KITCHEN Incorporating stainless steel sink unit with drainer and mixer tap, laminate work surface, cupboards and eye level cupboards, electric cooker, space for fridge, tiled walls and floor.

SUN LOGGIA Tiled floor, plumbing for washing machine, door to garden.

BATHROOM White suite comprising panelled bath, pedestal wash hand basin, low level w.c., heated ladder style towel rail, tiled floor, part tiled walls.

FIRST FLOOR

BEDROOM 1 Feature fireplace, two sash windows, electric heater, painted floorboards.

BEDROOM 2 Sash window, feature fireplace, painted floorboards, heater.

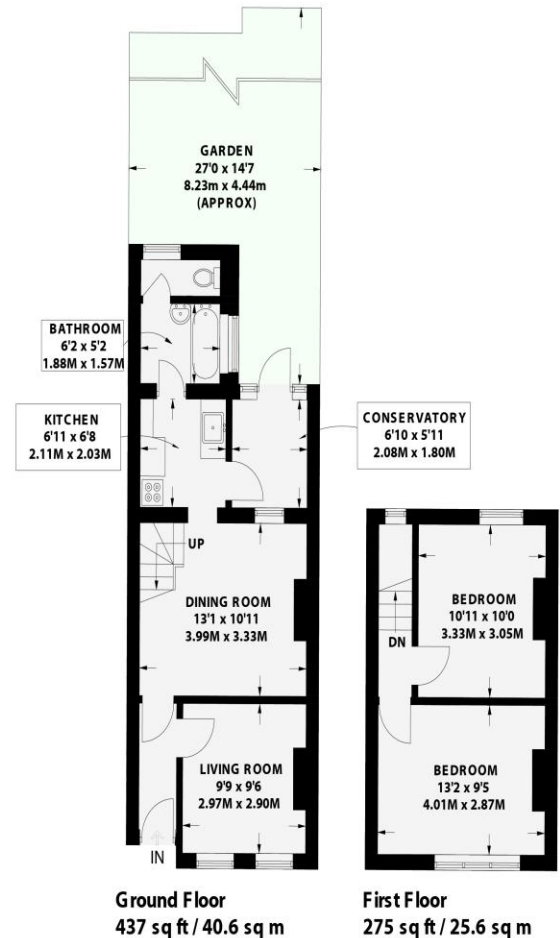
OUTSIDE

WEST FACING REAR GARDEN

GRANGE ROAD

HOVE

APPROXIMATE GROSS INTERNAL AREA
712 sq ft / 66.2 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.

© Whitlock & Heaps 2023

- CH Ceiling Height
- T Hot Water Tank
- FF Fridge / Freezer
- Head Height Below 1.5m
- Measuring Points
- S Storage Cupboard
- W Fitted Wardrobes
- Garden Shortened for Display



Portslade Branch
48 Boundary Road, Portslade BN3 4EF
portslade@whitlockandheaps.co.uk
01273 422706

Hove Branch
65 Sackville Road, Hove BN3 3WE
hove@whitlockandheaps.co.uk
01273 778577



Disclaimer: Whitlock & Heaps have produced these particulars in good faith and they are set out as a general guide. Accuracy is not guaranteed, nor do they form part of any contract. If there is any particular aspect of these details which you require any confirmation, please do contact us, especially if contemplating a long journey. All measurements are approximate. Fixtures and fittings, other than those mentioned above, to be agreed with the seller. Any services, systems or appliances at the property have not been tested.