

# 37 Stoneham Road

Hove BN3 5HH

Offers In Excess Of £750,000

- FOUR DOUBLE BEDROOMS
- MODERN WHITE BATHROOM SUITE
- ENSUITE SHOWER ROOM
- THROUGH LIVING/DINING ROOM
- MODERN KITCHEN/BREAKFAST ROOM
- LARGER THAN AVERAGE REAR GARDEN
- RETENTION OF PERIOD FEATURES
- DESIRABLE LOCATION

This charming family home has been skilfully and tastefully updated by the present owners yet retains many period features throughout and offers delightful four bedroom accommodation presented in excellent order. The beautifully fitted kitchen/breakfast room is a particular feature with bi-fold doors onto the secluded and larger than average rear garden. Situated in this convenient and desirable location within walking distance of both Aldrington and Hove stations. Stoneham Park, Hove seafront and an array of shopping facilities, eateries and cafes are all within easy walking distance.

The accommodation with approximate room measurements comprises;

## GROUND FLOOR

### ENTRANCE HALL

Understairs cupboard, radiator, exposed floorboards.

### KITCHEN/BREAKFAST ROOM

Incorporating butler sink with mixer tap, adjacent worksurface with cupboards and drawers under, matching eye level wall cupboards, inset five ring gas hob, electric oven, integrated dishwasher, space for washing machine and fridge/freezer, sash window, tiled splashback, space for table and chairs, bi-fold doors to garden.

### LIVING/DINING ROOM

South facing sash baywindow, fireplace with mantle over, two radiators, exposed floorboards, cov ing, window overlooking garden.

## FIRST FLOOR

### LANDING

Hatch to rear loft space, exposed floorboards.

### BEDROOM 2

South facing sash baywindow with second sash to side, feature fireplace with marble surround, two fitted double wardrobes, radiator, exposed floorboards.

### BEDROOM 3

Sash window, feature fireplace, radiator, exposed floorboards.

### BEDROOM 4

Sash window, fitted wardrobe, radiator, exposed floorboards

## BATHROOM

White suite comprising wood panelled bath with mixer tap and telephone style shower attachment, pedestal wash hand basin, low level w.c, sash window.

## TOP FLOOR

### BEDROOM 1

Fitted cupboard, UPVC double glazed windows, velux window, radiator.

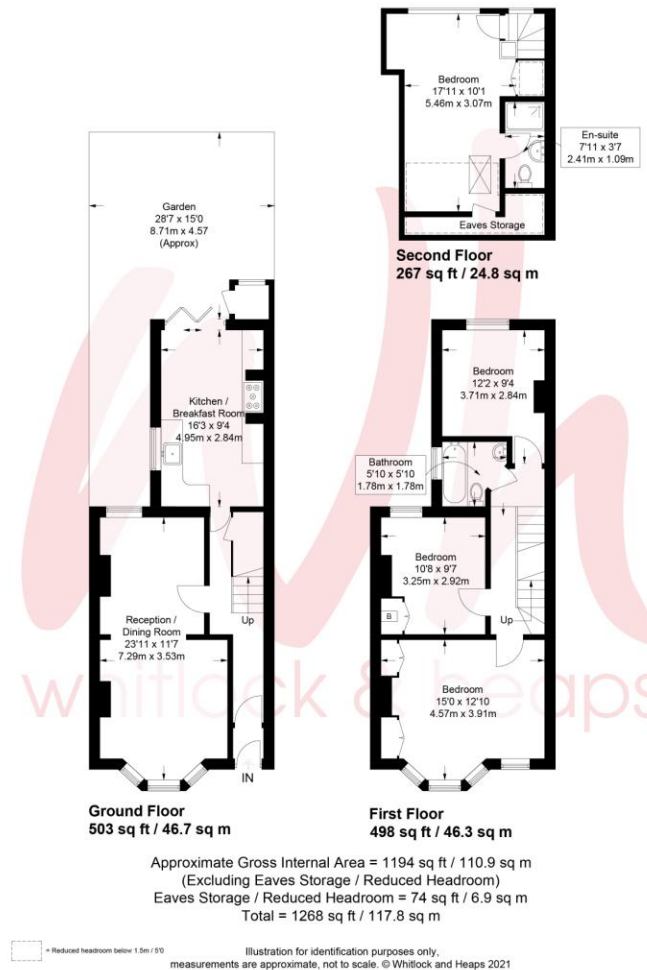
## ENSUITE SHOWER

Walk in shower with tiled surround, wash hand basin, low level w.c., heated ladder style towel rail, part tiled walls, velux window.

## OUTSIDE

### REAR GARDEN

Secluded and larger than average being laid to lawn with raised flower borders, paved patio, brick built store.



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