



Jack Taggart & Co

RESIDENTIAL SALES

HOVE PARK WAY, BN3 6PT

£1,750,000

HOVE PARK WAY, BN3 6PT

Entrance Lobby: Front door leading into the Spacious Reception Hallway: With turn staircase to first floor, attractive exposed ceiling timbers, cast iron radiator, further door to outer lobby with cloakroom and white suite of low level WC, wall mounted wash hand basin with tiled splashback, UPVC replacement double glazed window over side, plumbing for automatic washing machine, replacement UPVC double glazed leaded light door.

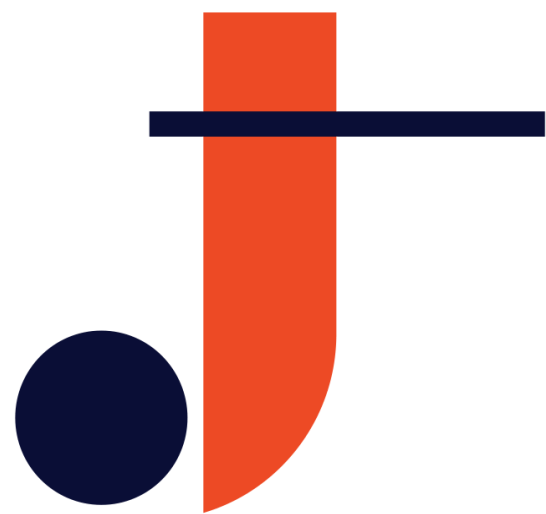
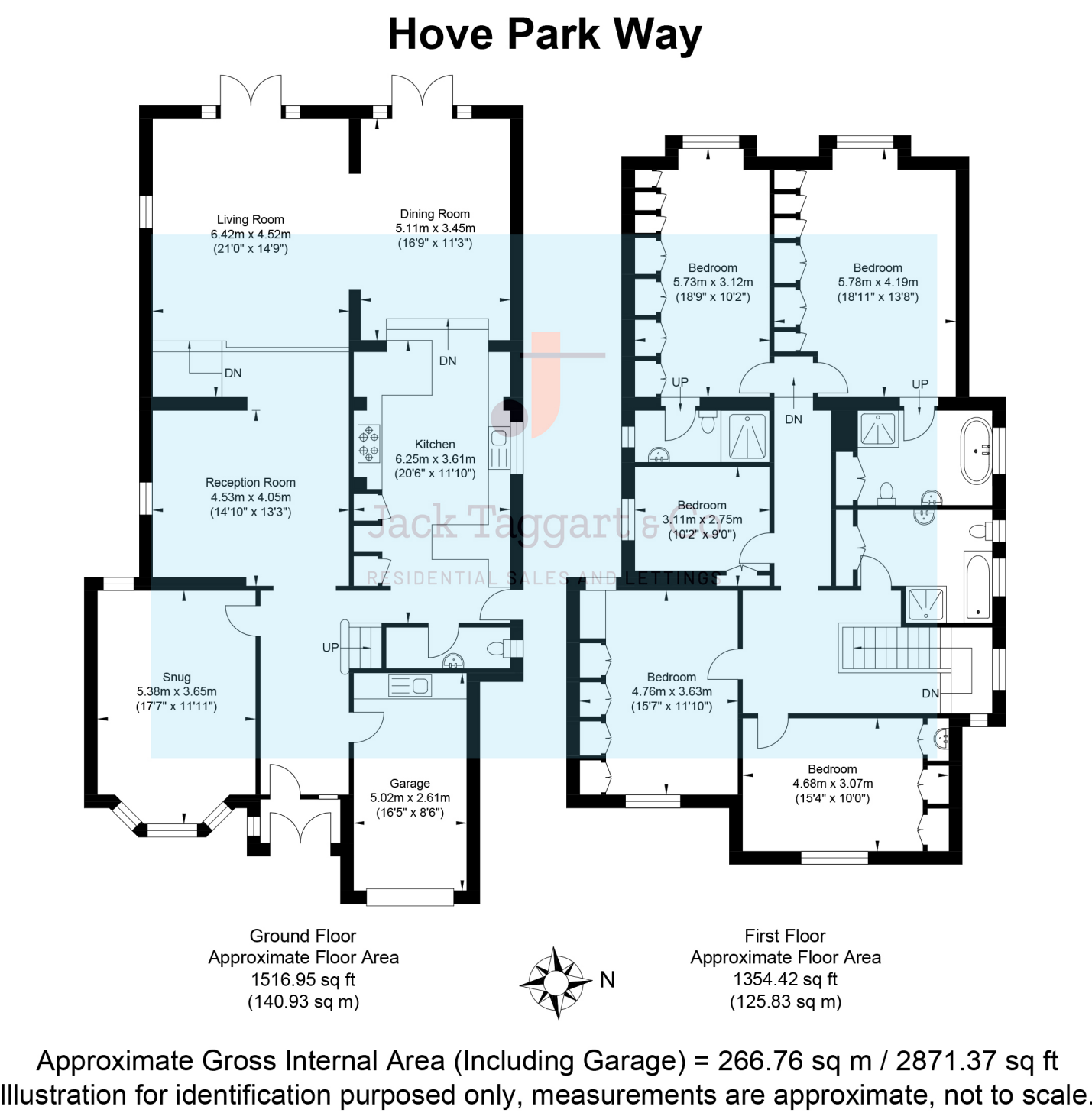
Sitting Room: 18 into bay x 11'9. UPVC replacement leaded light windows overlooking the front and over rear, exposed ceiling timbers, cast iron radiator. Magnificent open plan living family and dining room: A particular feature of the property Living Room: approximately 17'7 x 14'8, double glazed replacement leaded light window over side, television aerial point, coved ceiling, telephone point, timber balustrading with steps down to family room 17'3 x 15', a lovely room with solid oak floor covering with wide floor to ceiling double glazed replacement leaded light doors opening onto the terrace and rear garden, window over side, TV aerial point, wall light points, two radiators, wide square access opening through into the Dining Room: again with exposed solid oak flooring 16'9 x 11'4, with wide floor to ceiling UPVC replacement leaded light doors opening onto the terrace and rear garden, coved ceiling, radiator, wide oak steps up to Kitchen/Breakfast Room: 17'7 x 10'4. Beautifully fitted and equipped with an excellent range of shaker style units consisting of eye level cupboards, solid oak worktop surfaces with ample drawer and storage space beneath to house kitchen appliances etc, range of integrated appliances consisting fitted stoves five ring range style cooker with vaulted stainless steel extractor canopy above set in natural brick ? recess, integrated dishwasher, space for large fridge freezer, inset single drainer bowl and a half sink unit with monoblock mixer tap, part tiled walls, telephone point, inset ceiling downlighters, terracotta tiled floor covering, range of original antique pine units providing substantial additional storage some with sliding glass fronts and dresser style drawers, leaded light UPVC double glazed window over side.

First floor Approached by a lovely wide turned staircase leading to: Spacious semi galleried split level Landing: leaded light coloured glass windows over side, quarry tiled sill, cast iron radiator. Bedroom 1: 19'2 into bay x 14'. A lovely light room with UPVC replacement leaded light windows enjoying views over the rear garden and surrounding area, TV aerial point, coved ceilings, telephone point, two radiators, step up to beautifully fitted en-suite bathroom/shower room, 11'1 x 7'5, quality white period style sanitan suite consisting of free standing claw and ball bath with brass mixer tap and hand shower, pedestal wash hand basin with mixer taps and pop up waste, low level WC, corner shower cubicle with folding glass screen and fitted thermostatic controlled shower, antico floor covering, insert ceiling downlighters, shaver point, part glazed tiled walls, cast iron radiator. Bedroom 2: 19'1 into bay x 10'3.

UPVC replacement leaded light windows enjoying views over the rear garden and surrounding area, coved ceiling, two radiators. En-suite Shower Room: White suite consisting of double size shower cubicle with chrome trim and sliding screen with fitted thermostatic controlled directional shower unit, close coupled low level WC with concealed flush, pedestal wash hand basin, part glazed tiled walls, ceramic tiled floor, frosted UPVC replacement leaded light window over side, chrome heated towel rail. Bedroom 3: 15'2 x 9'9 to front of wardrobe cupboards. Having a superb range of quality built in bedroom furniture consisting of two double width wardrobe units with hanging rail and storage together with drawers below, fitted matching dressing table and bedside table, UPVC replacement leaded light double glazed window overlooking front, coved ceiling, TV aerial point, radiator.

Bedroom 4: 13'7 to front of wardrobes x 10'2. Having a superb range of quality built in furniture consisting of three double width wardrobes with hanging rail and storage together with additional built in maple dressing table with nest of drawers beneath and display shelving and matching full height mirror, wash hand basin, UPVC replacement leaded light windows over front, radiator. Bedroom 5: 10'3 x 7'9 plus recess. With UPVC replacement leaded light windows over side coved ceiling, telephone point. Bathroom/Shower Room: White heritage suite consisting of enclosed corner bath with chrome mixer tap and hand shower, low level WC, bidet, pedestal wash hand basin, corner shower cubicle with chrome period style thermostatic control shower head, part glazed tiled walls, hatch to roof space, airing cupboard housing pre-lagged copper cylinder, fitted immersion heater.

Outside Absolutely lovely large well-established south westerly facing rear garden: Being a feature of the property immediately adjacent to the house, there is a substantial area of paved terrace, which takes full advantage of the sunny aspect, wide steps down to the majority of the garden which is laid to lawn with stocked and established flower and shrub borders containing a variety of plants bushes, ornamental shrubs, conifers etc, summer house, and the garden is enclosed on three sides by close boarded fencing, side access to front. Front Garden: is principally block paved providing ample off road parking with flower borders leading to the integral garage of single size, outside water tap and built in store.



Jack Taggart & Co

RESIDENTIAL SALES