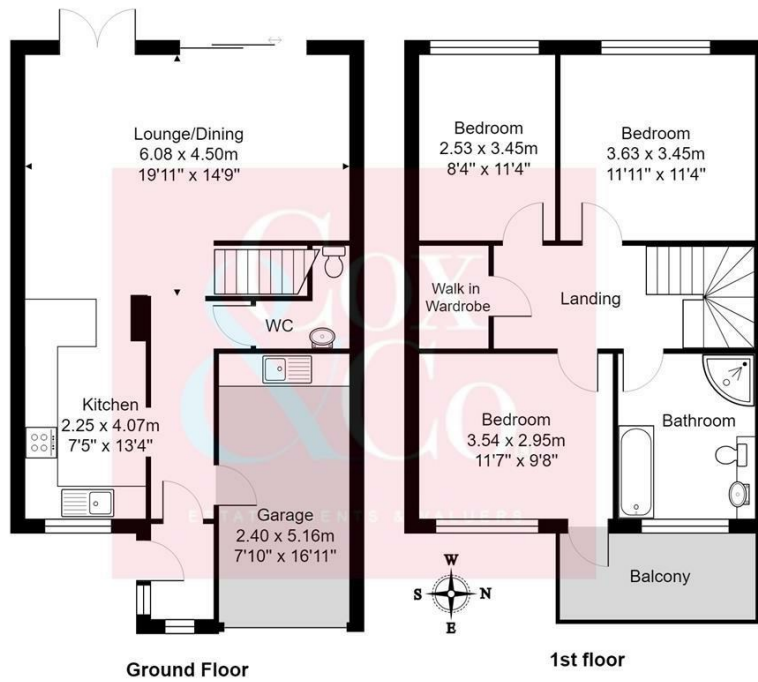




- **Stunning Terrace House**
- **West Facing Rear Garden**
- **Open Plan Family & Kitchen Room**
- **Garage & Off Street parking**
- **Separate Downstairs Cloakroom WC**
- **Three Bedrooms**
- **Balcony With Sea Views**
- **Popular Goldstone District**
- **Large Family Bathroom**
- **Simply Must be viewed**

Sandringham Drive, Hove

Price: £525,000 Freehold



Total Area: 114.9 m² ... 1236 ft² (excluding balcony)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020

Cox & Co are pleased to offer this stunning three bedroom terraced house located in the heart of the popular Goldstone valley district of Hove.

The property is ideally located within easy reach of local shops in Queen Victoria Avenue as well as bus services into both Brighton & Hove City Centres.

The modernised property is in excellent decorative order and the accommodation comprises on the Ground Floor An entrance porch, hallway with cloakroom/WC, a modern fitted kitchen opening into a good size family lounge/dining room overlooking the west facing rear garden. The First Floor has a spacious landing with a useful storage cupboard/wardrobe and a small office area, three bright bedrooms, from the main bedroom there is south & east facing balcony with sea views and a large well-fitted family bathroom which includes a separate walk-in shower unit.

The easily maintained West facing rear garden is laid to lawn with two decked seating areas. The block paved front garden provides parking for two cars in addition to the part integral garage which has a connecting door into the hallway and has been partially converted into a utility room.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	