



For Sale: Offers In Excess Of £350,000
Finsbury Road, West Sussex, BN2

- Three / Four Double Bedrooms
- Rear Garden

- Modernised Throughout
- Double Glazed

Arington

Having been recently renovated to a high standard, the main attraction of this three double bedroom family house in the sought after location of Hanover has to be it's modern fitted kitchen with sky lights, space for a table and chairs and French doors opening out to a raised decked area in the Westerly facing rear garden. The kitchen has been fitted with high gloss soft close units and appliances including a dishwasher, oven, microwave and five point gas hob. The house has the additional benefit of owning the Freehold for the building. Council Tax Band: B. A viewing is highly recommended to see all this house has to offer.

Internal

Ground Floor

- Entrance Hall** Front door opens to... Radiator. Thermostatic controller. Stairs descending to the kitchen and ascending to the first floor. Doors opening to...
- Living Room / Bedroom 4** Bay window to the front. Radiator. TV aerial.
- Bedroom 3** Window to the rear. Radiator. TV Aerial.
- Kitchen** Fitted with a modern range of high gloss white wall and floor units, fitted with wood effect splash backs and worktop with inset stainless steel single sink with drainer and five point stainless steel gas hob with stainless steel extractor over. Fitted oven, microwave, fridge / freezer and dishwasher. Modern white radiator. Tiled floor. Window to the side. Sky lights. Space for table and chairs. French doors opening out to a raised decked area.

First Floor

- Landing** Stairs from the ground floor. Window to the rear with far reaching views. Loft hatch. Doors to...
- Master Bedroom** Bay window to the front. Radiator. TV Aerial.
- Bedroom 2** Window to the rear with far reaching views. Radiator. TV Aerial.
- Bathroom** Fitted with a modern white suite comprising of a panelled bath with shower over and fitted glass shower screen, low level WC and vanity unit with basin and mixer taps with mirror over. Tiled floor. Part tiled walls. Stainless steel towel radiator. Extractor. Opaque window to the front.

External

- Rear Garden** A raised deck area adjoins the rear of the property, with access from the Kitchen. Steps lead down to a decked area at the top of the rear garden. The garden is laid mainly to lawn with a further decked area with established shrubs behind.



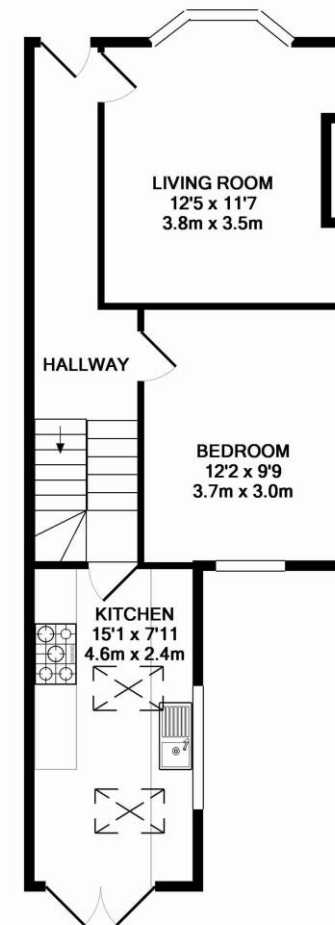
Room Details

Ground Floor

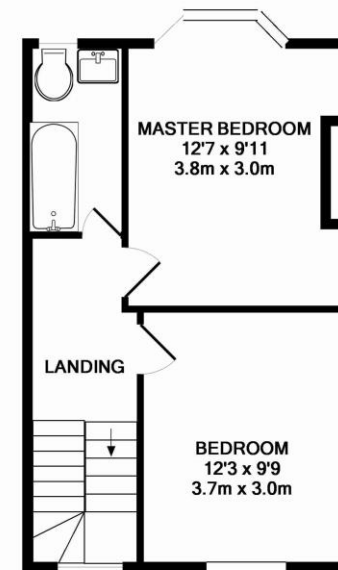
Living Room / Bedroom 4	12'5" x 11'7" max (3.78m x 3.53m max)
Bedroom 3	12'2" x 9'9" (3.71m x 2.97m)
Kitchen	15'1" x 7'11" max (4.60m x 2.41m max)

First Floor

Master Bedroom	12'7" x 9'11" max (3.84m x 3.02m max)
Bedroom 2	12'3" x 9'9" (3.73m x 2.97m)



GROUND FLOOR
APPROX. FLOOR
AREA 490 SQ.FT.
(45.5 SQ.M.)



1ST FLOOR
APPROX. FLOOR
AREA 371 SQ.FT.
(34.4 SQ.M.)

TOTAL APPROX. FLOOR AREA 861 SQ.FT. (80.0 SQ.M.)

Whilst every attempt has been made to ensure the accuracy of the floor plan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission, or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given
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