



97 POPLAR AVENUE

HOVE, BN3 8PJ

FREEHOLD

Fantastic semi-detached bungalow benefitting from a ground floor extension, loft conversion and impressive garden room. This lovely family home benefits from spacious and flexible accommodation over two floors. The expansive ground floor comprises one large bedroom with bay windows, smaller bedroom/ office , family bathroom, utility room and superb open living area, including a modern kitchen with sliding doors opening onto the rear garden. Upstairs there are two further double bedrooms and a Jack & Jill shower room. The garden room is a great size with modern shower room and separate storage area. The garden itself has plenty of space for outside dining, keeping the sun into the evening whilst there is ample space for parking to the front.

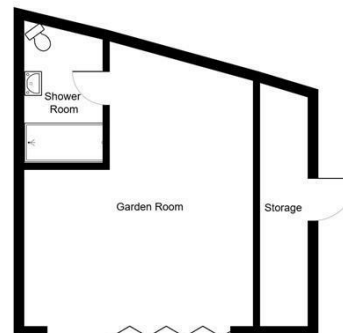
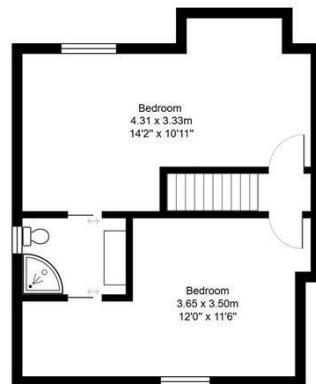
This popular, quiet location will appeal to many with local schools, shops and transport links close by including bus services into the City centre and easy access to both Hove and Portslade mainline station offering regular and direct links to London.

**Nicholas
James**

SALES LETTINGS AUCTIONS



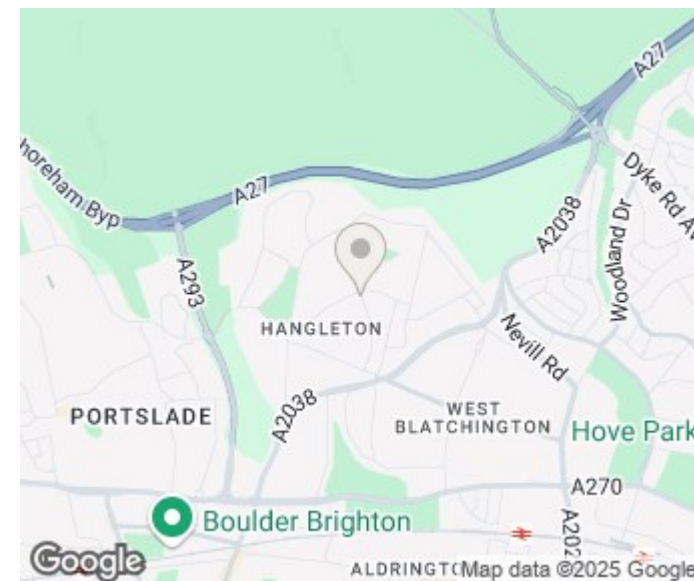




97 Poplar Avenue

Total Area: 191.8 m² ... 2065 ft²

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

Hove Sales
Ground Floor 8 The Drive
Hove
East Sussex
BN3 3JA

01273 917915
hello@nicholasjamesproperty.co.uk
www.nicholasjamesproperty.co.uk

Nicholas
James
SALES LETTINGS AUCTIONS