



**JAMES & JAMES**  
ESTATE AND LETTING AGENTS

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BUYING | SELLING | LETTINGS | COMMERCIAL | MORTGAGE ADVICE



51 The Droeway

, Hove, BN3 6PR

Guide price £1,250,000

Freehold Council Tax Band G



**\*\* Guide price £1,250,000 - £1,350,000\*\***

James & James Estate Agents are delighted to bring to the market this beautiful 1930's detached property boasting many original features and being set in a substantial plot whilst being located in one of the area's most prestigious roads.

In brief the accommodation comprises spacious entrance hall with large under stairs storage cupboard, ground floor W.C, focal bay fronted lounge with Adam style fireplace, feature dining room with French doors and casement windows boasting a pleasing outlook over the well stocked rear garden. There is a kitchen/breakfast room, utility room, with doors giving side and rear access.

To the first floor you will find a spacious landing and four good size bedrooms along with family bathroom and separate W.C.

Externally there is a front garden, off road parking which in turn leads to the integral garage and a feature lawned rear garden with a profusion of maturing tree and shrub lined borders, fish pond and greenhouse.

Other benefits include gas central heating, double glazing and is offered for sale with the added benefit of NO ONWARD CHAIN.

In our opinion internal viewing is considered essential to appreciate the overall size and character of this charming home.

**Panelled entrance hall  
15'10 x 6'9 opening to 13'4  
(4.83m x 2.06m opening to  
4.06m)**





Bay fronted lounge  
19'7 x 13'9 (5.97m x 4.19m)

Dining room  
14'2 x 14'5 (4.32m x 4.39m)

Large under stairs cupboard

Ground floor W.C.  
4'10 x 4'6 (1.47m x 1.37m)

Kitchen/breakfast room  
13'3 x 11'4 (4.04m x 3.45m)

Utility room  
9'9 x 4'1 (2.97m x 1.24m)

Stairs to first floor landing

Bay fronted master bedroom  
19'7 x 13'6 (5.97m x 4.11m)

Bedroom two  
14'0 x 14'0 (4.27m x 4.27m)

Bedroom three  
11'0 x 11'5 (3.35m x 3.48m)

Bedroom four  
12'8 x 8'10 (3.86m x 2.69m)

Family bathroom  
10'2 x 6'2 (3.10m x 1.88m)

Separate W.C.  
4'6 x 3'3 (1.37m x 0.99m)

Off road parking

Front garden

Garage  
17'0 x 9'8 (5.18m x 2.95m)

Feature rear garden



## Floor Plan



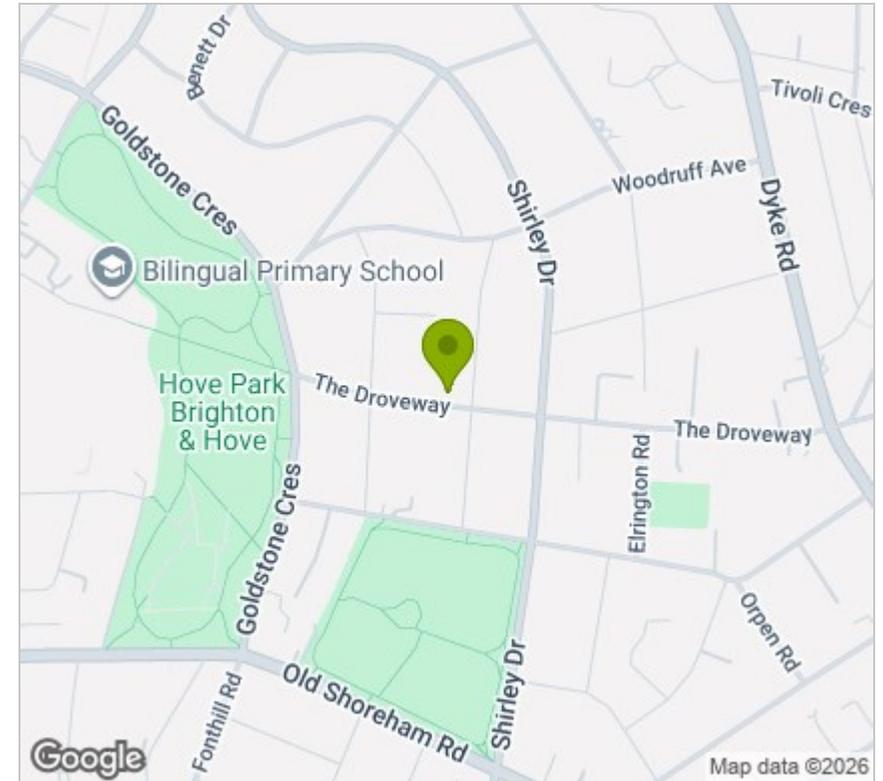
## Viewing

Please contact our Broadwater Office on 01903 958282 if you wish to arrange a viewing appointment for this property or require further information.

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## Area Map



## Energy Efficiency Graph

