



## 18 MAPLE GARDENS

HOVE, BN3 7JU

£700,000  
FREEHOLD

Superb semi-detached family home with a south facing rear garden. This fantastic property has been extended to provide spacious accommodation across three floors. Well presented throughout and benefiting from good sized rooms, a nice layout and plenty of natural light, all combining to create a real sense of space throughout. The accommodation comprises; five bedrooms, modern bathroom and additional shower room, lounge with bay windows and a kitchen diner opening onto the rear garden. Outside, there is a raised decking area with steps down to a low maintenance artificial lawn - south facing and real sun trap. To the front there is a driveway providing off street parking for multiple vehicles.

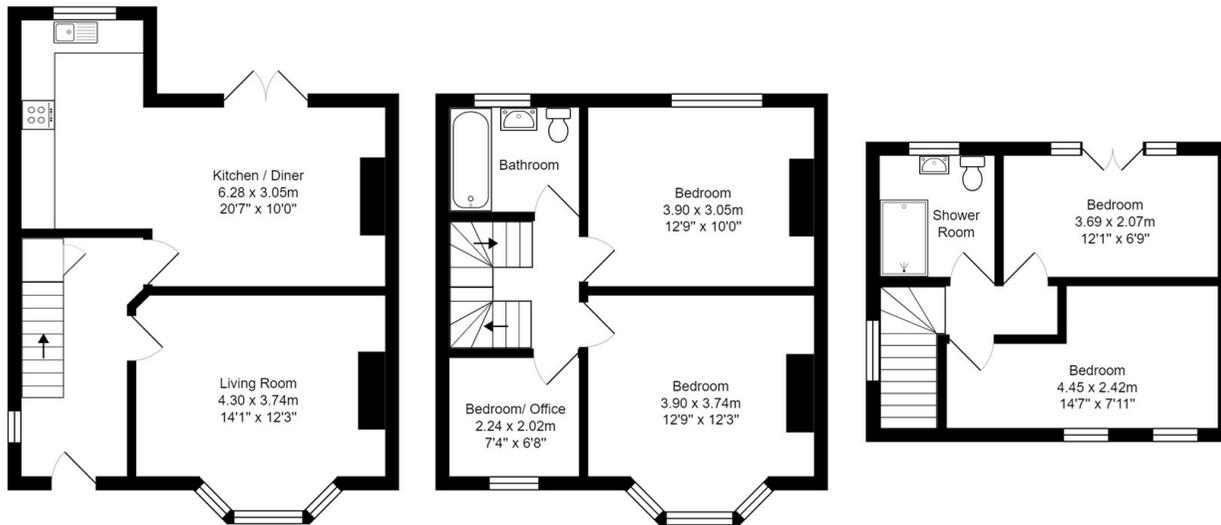
Maple Gardens is quietly located off Elm Drive, within easy reach of local shops, schools, parks and amenities. A regular bus service stops nearby giving easy access to the City centre whilst Hove & Portslade mainline stations provide regular and direct links to London and surrounding areas..

**Nicholas  
James**

SALES LETTINGS AUCTIONS







Maple Gardens  
 Total Area: 111.5 m<sup>2</sup> ... 1200 ft<sup>2</sup>  
 All measurements are approximate and for display purposes only.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		65	
(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

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