



12 Fallowfield Crescent  
Hove, East Sussex, BN3 7NQ

Guide Price £450,000 FREEHOLD



# Property Features

- DEVELOPMENT POTENTIAL
- 3 BEDROOMS
- 2 RECEPTIONS
- 80' REAR GARDEN
- URBAN LIVING
- POSSIBILITY TO EXTEND STP
- VERSATILE ACCOMMODATION
- APPROX GIA 1144 SQFT

## Full Description

### ENTRANCE PORCH

Double glazed entrance door leading to enclosed entrance porch. Leads to inner door and entrance hall.

### ENTRANCE HALL

Stairs to first floor

### FRONT RECEPTION

15' 5" x 11' 10" (4.7m x 3.61m)

Double glazed bay window; radiator

### RECEPTION ROOM

22' 9" x 10' 4" (6.93m x 3.15m)

Radiator, patio doors to rear garden

### KITCHEN

18' 11" x 7' 8" (5.77m x 2.34m)

Range of floor and wall units, single stainless steel sink and drainer.

Space for cooker, washing machine. Door to rear garden.

### DOWNSTAIRS WC

Wash hand basin, WC and window

### STAIRS TO FIRST FLOOR

Landing with cupboard and radiator. Double glazed window.

### BATHROOM

6' 5" x 4' 7" (1.96m x 1.4m)

Bath with screen, pedestal basin, radiator

### SEPARATE WC

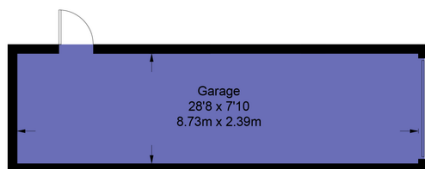
3' 9" x 2' 4" (1.14m x 0.71m)

Low level WC, window

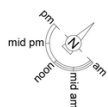
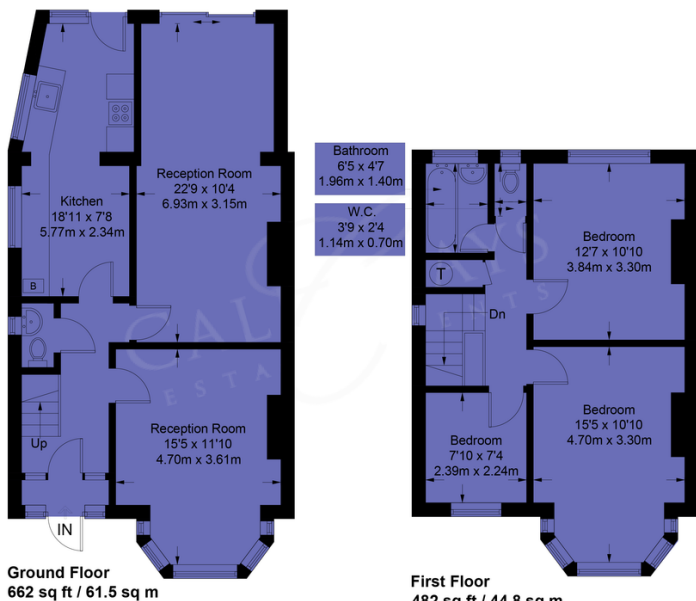
### BEDROOM 2

12' 7" x 10' 10" (3.84m x 3.3m)





(Not Shown In Actual  
Location / Orientation)



Approximate Gross Internal Area = 1144 sq ft / 106.3 sq m  
Garage = 226 sq ft / 21 sq m  
Total = 1370 sq ft / 127.3 sq m  
Including Limited Use Area (2 sq ft / 0.2 sq m)  
Illustration for identification purposes only.  
measurements are approximate, not to scale. © Callaways 2020

Double glazed tiled fireplace, radiator.

#### MASTER BEDROOM

15' 5" x 10' 10" (4.7m x 3.3m)

Double Glazed bay window,

#### BEDROOM 3

7' 10" x 7' 4" (2.39m x 2.24m)

Double glazed window, radiator.

#### OUTSIDE

#### FRONT GARDEN

Accessed via shared drive. Trees and shrubs.

#### REAR GARDEN

Private door from shared drive. Patio area.

#### GARAGE

Single width garage with up and over door, storage at rear.

#### COUNCIL TAX BAND D

COUNCIL TAX (2021/22) £2,054.22

LOCAL AUTHORITY: BRIGHTON & HOVE CITY COUNCIL

#### PARKING - ON ROAD

#### LOCAL SHOPPING FACILITIES

Hangleton Road, Goldstone Retail Park, Nevill Avenue

#### LOCAL SCHOOLS

Blattington Mill School, Goldstone Primary School

VIEWINGS – Call 01273 735237 or email [heather@callaways.co.uk](mailto:heather@callaways.co.uk)

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		75   C
55-68	D	61   D	
39-54	E		
21-38	F		
1-20	G		

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Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate 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