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6 Henge Way Portslade BN41 2EP

The Weatherill Property Group are very pleased to present this good sized and very versatile family home with benefits including off street parking to the front, family sized semi open plan kitchen/dining room, fantastic views and located close to local shops, transport links and Foredown Tower within the popular Portslade area of Brighton and Hove.



Offers In The Region Of £425,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 2 floors, the accommodation within this linked semi-detached house comprises: UP TO 4 BEDROOMS, A FAMILY BATHROOM, A GROUND FLOOR CLOAKROOM/WC, A GOOD SIZED LOUNGE, A SEMI OPEN PLAN FAMILY SIZED KITCHEN/DINING ARRANGEMENT, A GROUND FLOOR STUDY/BEDROOM 4, AN ENTRANCE PORCH AND A USEFUL STORAGE ROOM.

In terms of outside space, there is a front garden and off street parking to the front and a decked and lawned rear garden. The house is in excellent decorative order throughout, benefits greatly from its location and also has gas central heating and double glazing, solar panels and battery storage, great views and above all has a versatile and accommodating layout to it.

Henge Way is located off Fox Way and ideally situated for local shops, bus services and schools and is directly opposite the lovely open green space at Foredown Tower ideal for long walks and dog walking.

- A GENEROUSLY PROPORTIONED, EXTENDED FAMILY HOME
- LOVELY OPEN PLAN KITCHEN/DINING ARRANGEMENT WITH BI FOLD DOORS ONTO THE REAR GARDEN
- UP TO 4 BEDROOMS
- FAMILY BATHROOM AND GROUND FLOOR CLOAKROOM/WC

EPC

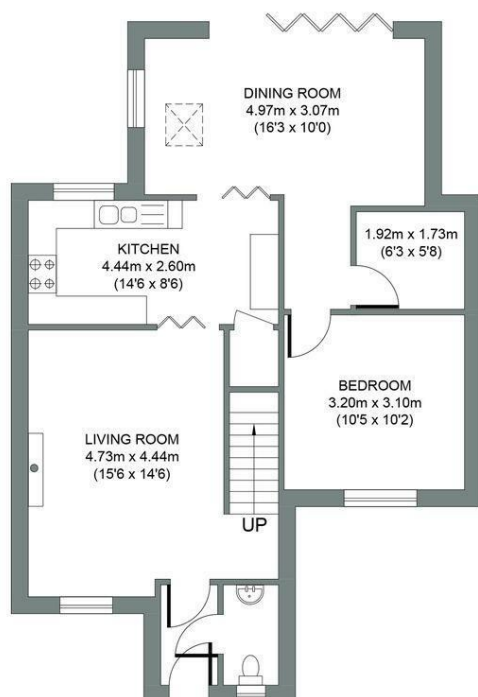
Energy Efficiency Rating

| | Current | Potential |
|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | | |
| (69-80) C | 78 | 78 |
| (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 | |

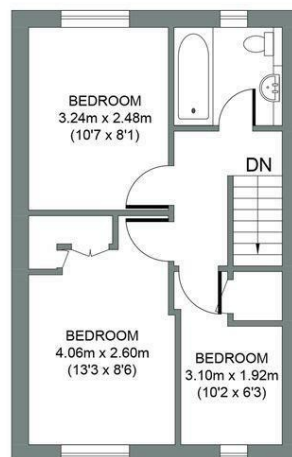


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
65.55 sq m / 705.57 sq ft



FIRST FLOOR
Approximate Gross Internal Area
33.30 sq m / 358.43 sq ft



HENGE WAY

Total Area : 98.85m² = 1064.0ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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