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Company Registration No: 11397540



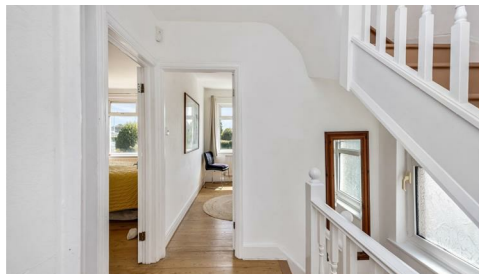
85 Holmes Avenue Hove BN3 7LE

The Weatherill Property Group are delighted to offer for sale this very good sized, extended, semi-detached family home, with benefits including a master bedroom with an en suite bathroom, off street parking and a garage, a 100ft level south and east facing rear garden and is offered for sale with NO ONWARD CHAIN. The house further benefits from its very popular location within the sought after Nevill area of Hove.



Offers In The Region Of £750,000 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

The accommodation is arranged over 3 floors and briefly comprises: 4 large bedrooms, 2 bathrooms, a reception hallway, a ground floor cloakroom/wc, a large through lounge/dining room, and a well equipped modern kitchen.

In terms of outside space, the property boasts a generous frontage providing off street parking, and a garage. There is a delightful 100ft level, lawned and paved south and east facing rear garden.

The property is versatile in its layout, has large rooms, gas central heating, double glazing, an expanse of wooden flooring and is considered to be in excellent decorative order throughout. The property is offered for sale with NO ONWARD CHAIN and is extremely well located in terms of schools, local shops and cafes including a Flour Pot Bakery, excellent bus services including the new 3X route and plenty of open green spaces.

- A BEAUTIFUL SEMI DETACHED FAMILY HOME
- 4 GOOD SIZED BEDROOMS
- 2 BATHROOMS INCLUDING AN EN SUITE
- LARGE THROUGH LOUNGE/DINING ROOM
- MODERN WELL EQUIPPED KITCHEN
- 100FT SOUTH AND EAST FACING REAR GARDEN

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
	64	78
England & Wales		EU Directive 2002/91/EC



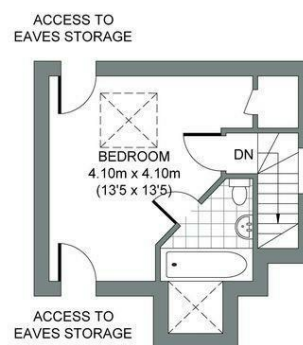
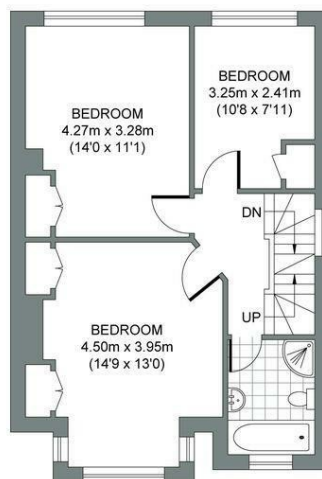
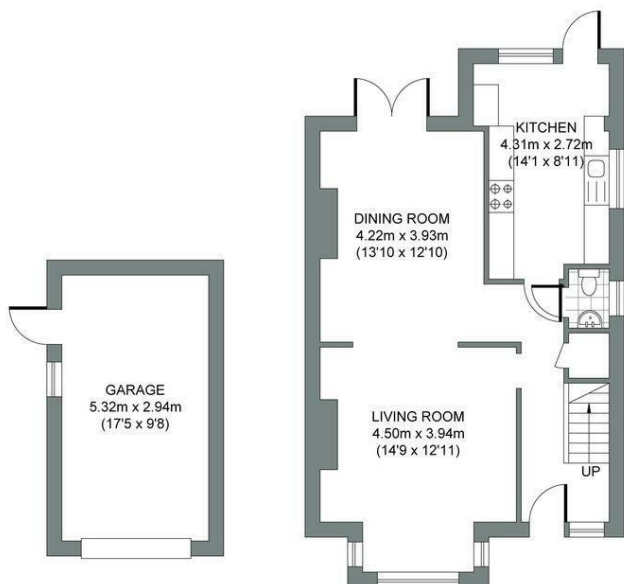
Floor plans

GARAGE
Approximate Gross Internal Area
15.64 sq m / 168.34 sq ft

GROUND FLOOR
Approximate Gross Internal Area
54.0 sq m / 581.25 sq ft

FIRST FLOOR
Approximate Gross Internal Area
52.0 sq m / 559.73 sq ft

SECOND FLOOR
Approximate Gross Internal Area
23.30 sq m / 250.80 sq ft



HOLMES AVENUE

Total Area : 144.94 m² = 1560.12 ft²

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