

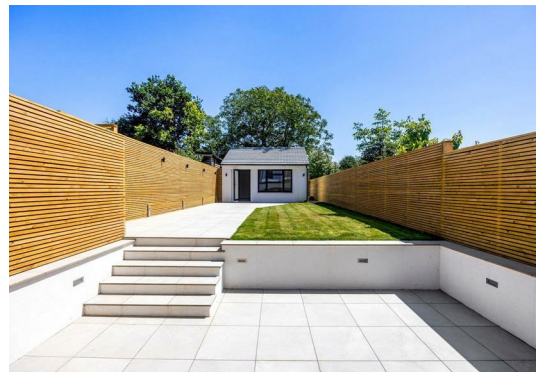
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51 Applesham Avenue Hove BN3 8JJ

Weatherills are excited and pleased to present this individually refurbished, reworked and exceptionally well finished semi-detached family home with that all important family sized living space and kitchen, off street parking for 2 cars, an entirely separate SELF CONTAINED ANNEXE and located in Hove's ever popular Hangleton area.



Offers In The Region Of £700,000 Freehold

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Viewing

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

Agents Notes

The accommodation is arranged over three floors and briefly comprises: 4 BEDROOMS, 2 BATHROOMS INCLUDING AN EN SUITE, A GROUND FLOOR CLOAKROOM WC/UTILITY ROOM, A RECEPTION HALLWAY, AND A LARGE OPEN PLAN LIVING SPACE, DINING AREA AND KITCHEN COMPLETE WITH COUNTLESS APPLIANCES.

Outside there is off street parking to the front, a large lawned and paved 100ft plus south and east facing rear garden. To the rear of the garden is an ENTIRELY SEPARATE SELF CONTAINED ANNEXE with kitchen and shower room.

The property is exceptional in its design, refurbishment and its finish. There are brand new doors, windows and radiators throughout and the garden has been well thought out and beautifully landscaped. Applesham Avenue is located in the heart of Hangleton with its comprehensive shopping facilities, good schools catering for all age groups, lovely open green spaces and excellent bus services. There is also a Flour Pot Bakery within easy walking distance.

- INDIVIDUALLY REFURBISHED AND REDESIGNED THREE STOREY FAMILY HOME
- THE MAIN HOUSE HAS 4 BEDROOMS AND 2 BATHROOMS INCLUDING AN EN SUITE
- BEAUTIFUL SELF CONTAINED ANNEXE
- A RECEPTION HALLWAY WITH ADJACENT CLOAKROOM / WC AND UTILITY ROOM

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



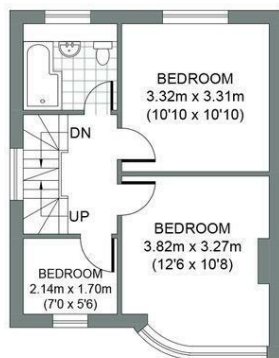
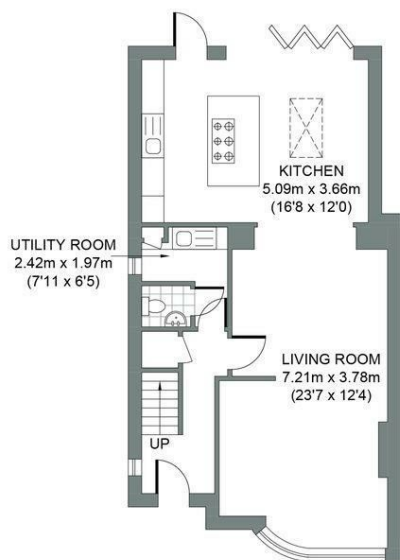
Floor plans

GROUND FLOOR
Approximate Gross Internal Area
55.87 sq m / 601.37 sq ft

FIRST FLOOR
Approximate Gross Internal Area
37.79 sq m / 406.76 sq ft

FIRST FLOOR
Approximate Gross Internal Area
29.41 sq m / 316.56 sq ft

ANNEXE
Approximate Gross Internal Area
27.91 sq m / 300.42 sq ft



APPLESHAM AVENUE

Total Area (Including Annexe) : 150.98m² = 1625.11ft²

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