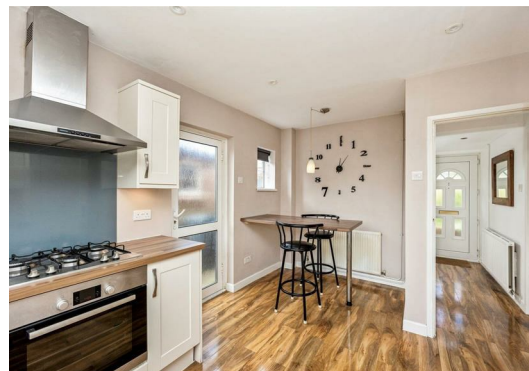


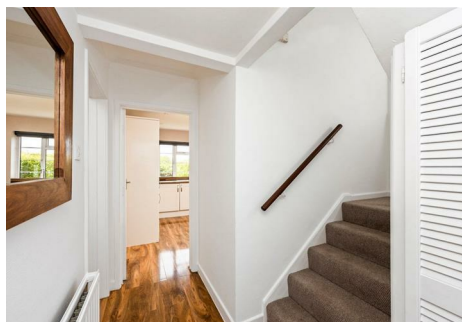
2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



18 Spencer Avenue Hove BN3 8BX

The Weatherill Property Group are pleased to present this good sized, well laid out semi detached family home, with benefits including a **LARGE WEST FACING REAR GARDEN**, a glimpse of the sea from the first floor, offered for sale with **NO ONWARD CHAIN** and located in Hove's ever popular Hangleton area.



Offers In The Region Of £450,000 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 briefly comprises: 3 double bedrooms, a bathroom with a white suite, an entrance hall, a family sized kitchen/diner and a good sized through lounge.

In terms of outside space, there is good sized front garden with side access bypassing the very useful outside storage facility. There is a large patio and steps down to an expanse of lawn that enjoys a favoured Westerly aspect.

The house is in good order throughout, has gas central heating and double glazing, it benefits greatly from its location being close to excellent local schools, bus services, shopping parades and cafes including a Flour Pot Bakery.

The house is offered for sale with NO ONWARD CHAIN.

- IMPRESSIVE SEMI DETACHED FAMILY HOME
- 3 GOOD SIZED DOUBLE BEDROOMS
- A FAMILY SIZE 'EAT IN' KITCHEN/DINER
- A LARGE DUAL ASPECT THROUGH LOUNGE
- A LARGE WEST FACING REAR GARDEN COMPLETE WITH GARDEN STORAGE
- DOUBLE GLAZING AND GAS CENTRAL HEATING

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D		
(39-54) E	52	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plans

WORKSHOP

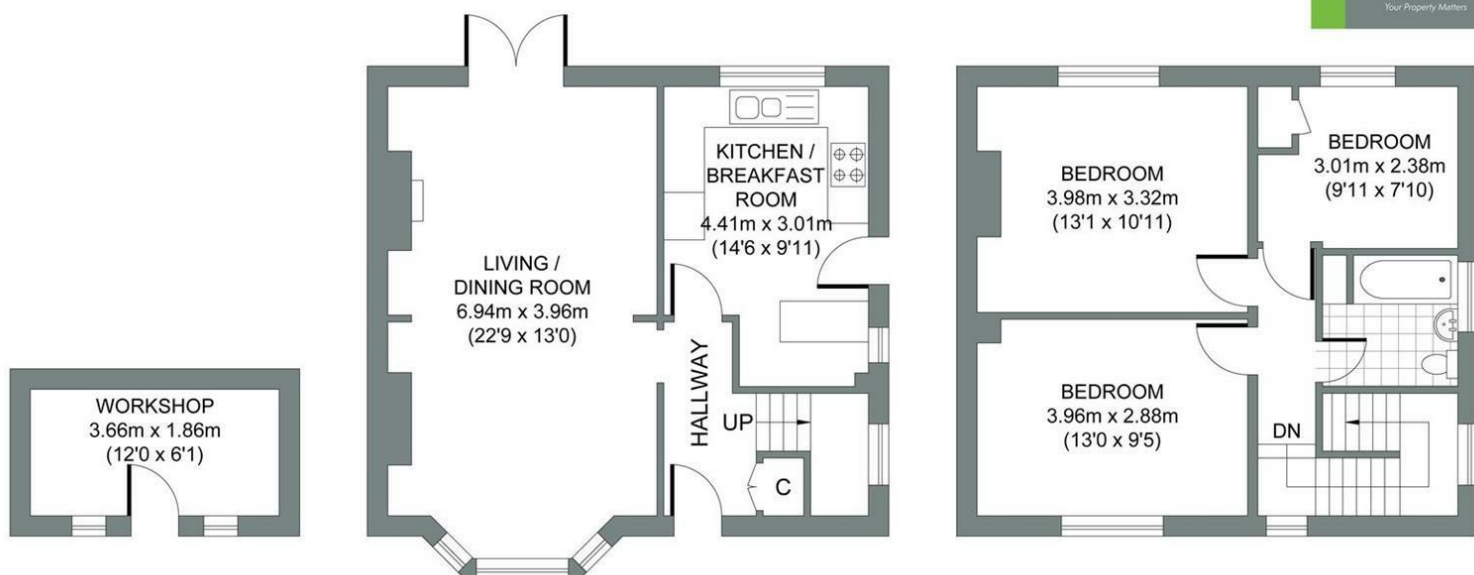
Approximate Gross Internal Area
6.81 sq m / 73.30 sq ft

GROUND FLOOR

Approximate Gross Internal Area
45.92 sq m / 494.28 sq ft

FIRST FLOOR

Approximate Gross Internal Area
44.61 sq m / 480.17 sq ft



W
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SPENCER AVENUE

Total Area : 97.34m² = 1047.75ft²

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