

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

Company Registration No: 11397540



## 10 Warrene Road Hove BN3 8EG

The Weatherill Property Group are very pleased to introduce this good quality DETACHED FAMILY HOME, that has benefits including a private drive, a garage, a sizeable west facing rear garden, offered for sale with NO ONWARD CHAIN and being located in Hove's ever popular Hangleton Valley Drive area.



### Offers In The Region Of £500,000 Freehold

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



## Viewing

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

## Agents Notes

The accommodation within briefly comprises: 2 double bedrooms (formerly a 3 bedroom property), a bathroom with a white suite, an inner hallway, a large lounge/dining room, a well equipped kitchen and a conservatory spanning the back of the property.

In terms of outside space, there is a good sized front garden, a private driveway that leads to the garage that has an electrically operated door, and a good sized rear garden that offers an open southerly/westerly aspect, and a garden shed with an electricity supply.

The property has double glazing and gas central heating. Offered for sale in good order and with NO ONWARD CHAIN. Located in the very popular Hangleton Valley Drive area of Hove, close to local shops, bus services and good schools as well as lovely open green spaces.

- SPACIOUS DETACHED BUNGALOW
- OFFERING SCOPE FOR ENLARGEMENT AND IMPROVEMENT
- 3 BEDROOMS (PRESENTLY ARRANGED AS 2 BEDROOMS)
- GOOD SIZED LOUNGE/DINING ROOM
- WELL EQUIPPED KITCHEN

## EPC

### Energy Efficiency Rating

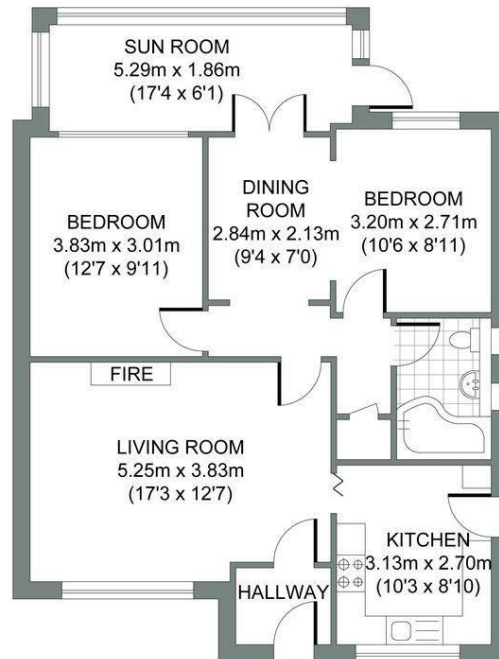
|                                             | Current | Potential               |
|---------------------------------------------|---------|-------------------------|
| Very energy efficient - lower running costs |         |                         |
| (92 plus) <b>A</b>                          |         |                         |
| (81-91) <b>B</b>                            |         |                         |
| (69-80) <b>C</b>                            |         |                         |
| (55-68) <b>D</b>                            |         |                         |
| (39-54) <b>E</b>                            |         |                         |
| (21-38) <b>F</b>                            |         |                         |
| (1-20) <b>G</b>                             |         |                         |
| Not energy efficient - higher running costs |         |                         |
|                                             | 69      | 77                      |
| <b>England &amp; Wales</b>                  |         | EU Directive 2002/91/EC |



## Floor plans

**GARAGE**  
Approximate Gross Internal Area  
13.61 sq m / 146.49 sq ft

**GROUND FLOOR**  
Approximate Gross Internal Area  
78.08 sq m / 840.45 sq ft



**W**  
WEATHERILL  
Property Group  
Your Property Matters



WARENNE ROAD

Total Area : 91.69m<sup>2</sup> = 986.94ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
© Weatherill Property Group