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Company Registration No: 11397540



## 17 King George VI Drive Hove BN3 6XF

Weatherills are pleased to present an opportunity to purchase 'Cook' built semi-detached family home that would benefit greatly from a program of modernisation and redecoration. Having a good sized lawned rear garden, gas central heating and located in Hove's ever popular Goldstone Valley 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 is arranged over 2 floors and comprises: 3 BEDROOMS, A BATHROOM, A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A LOUNGE, A SEPARATE DINING ROOM AND A KITCHEN.

Outside the property has a good sized front garden and an attractive, large level lawned rear garden. The house has good storage, lovely views, gas central heating and provides a purchaser with an opportunity to make a house their own.

Goldstone Valley is a very popular residential area of Hove, close to local shops and bus services and within walking distance of the Three Cornered Copse and Hove Park.

- AN IMPRESSIVE COOK BUILT SEMI-DETACHED FAMILY HOME
- A PROPERTY THAT WOULD BENEFIT GREATLY FROM A PROGRAM OF MODERNISATION
- SCOPE FOR SIGNIFICANT ENLARGEMENT AND IMPROVEMENT (subject to consents)
- 3 DOUBLE BEDROOMS

## EPC

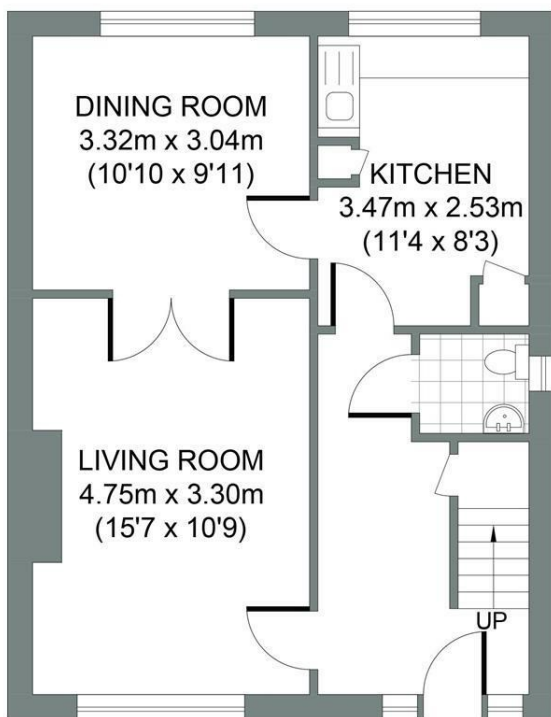
### Energy Efficiency Rating

	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		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	

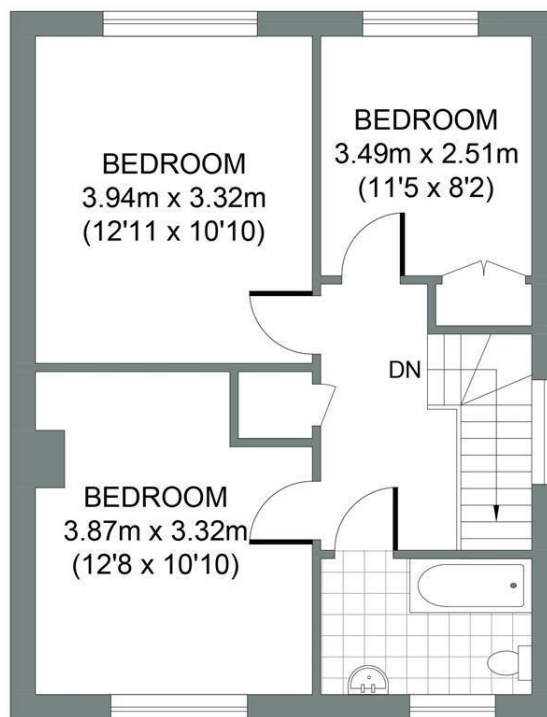


## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
46.95 sq m / 505.36 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
46.95 sq m / 505.36 sq ft



KINGS GEORGE VI DRIVE

Total Area : 93.90m<sup>2</sup> = 1010.73ft<sup>2</sup>

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