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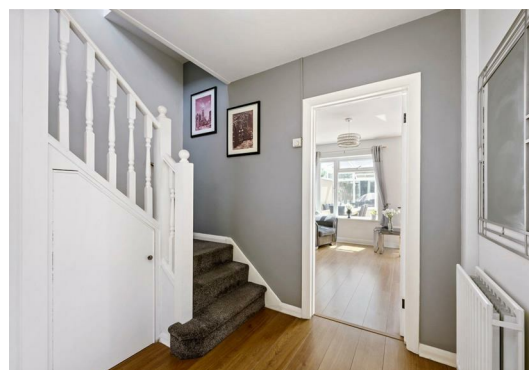
Company Registration No: 11397540

**W**  
WEATHERILL  
Property Group  
*Your Property Matters*



## 4 Greenleas Hove BN3 8AD

Weatherills are absolutely delighted to present this fabulous semi-detached family home with countless benefits including a level SOUTH FACING REAR GARDEN, offered for sale with NO ONWARD CHAIN and located in a quiet cul-de-sac in the heart of Hove's ever popular Hangleton area.



**Offers In The Region Of £600,000 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

Arranged over 2 floors, the accommodation within briefly comprises: 3 BEDROOMS, A BATHROOM WITH A WHITE SUITE, A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A WELL EQUIPPED MODERN KITCHEN, A GOOD SIZED LOUNGE/DINING ROOM AND AN ADJACENT CONSERVATORY.

In terms of outside space, the property has a good sized garden to the front, a shared driveway and a stunning 80ft level, lawned south facing rear garden. The property is in good order throughout, has gas central heating and double glazing and is offered for sale with NO ONWARD CHAIN.

Greenleas is situated in an idyllic and peaceful location just off Hangleton Way in Hove. There are good local schools in the area and lovely open green spaces, as well as excellent shopping facilities, bus services and local cafes including a Flour Pot Bakery nearby.

- AN IMPRESSIVE SEMI-DETACHED FAMILY HOME IN A PEACEFUL CUL DE SAC SETTING
- 3 BEDROOMS
- BATHROOM WITH A WHITE SUITE AND A GROUND FLOOR CLOAKROOM/WC
- GOOD SIZED SOUTH FACING LOUNGE WITH ADJACENT CONSERVATORY

## EPC

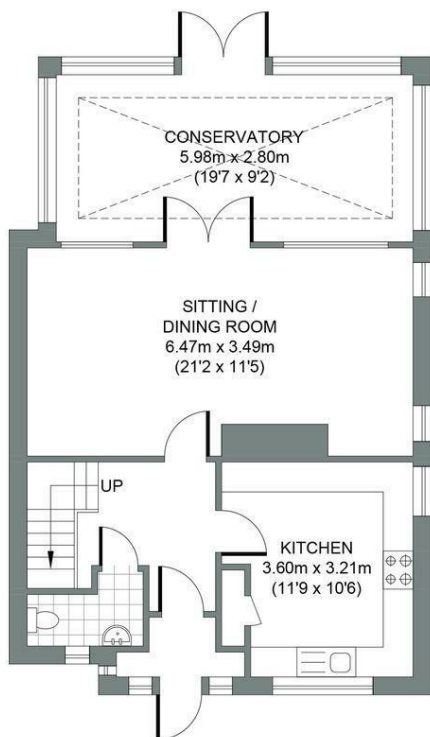
### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>78</b>
(55-68) <b>D</b>	<b>61</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	

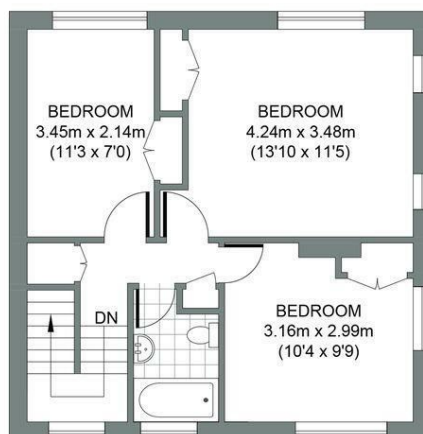


## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
63.11 sq m / 679.31 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
42.51 sq m / 457.57 sq ft



**GREENLEAS**

Total Area : 105.62m<sup>2</sup> = 1136.88ft<sup>2</sup>

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