



35 High Park Avenue Hove BN3 8PE

The Weatherill Property Group are very pleased to present this semi detached family home with scope for enlargement, having a lovely level South and East facing rear garden, a private drive and garage and being offered for sale with No Onward Chain. Located in the heart of Hove's ever popular Hangleton area close to excellent shops, bus services and schools.



Offers In The Region Of £400,000 Freehold



- AN IMPRESSIVE SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- GOOD SIZED FRONT FACING LOUNGE WITH BAY WINDOW
- FAMILY SIZED KITCHEN/BREAKFAST ROOM WITH ADJACENT UTILITY AREA
- A PRIVATE DRIVE AND GARAGE

Viewing

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

Agents Notes

The accommodation is arranged over 2 floors and briefly comprises: 3 BEDROOMS, A BATHROOM, AN ENTRANCE HALL, A GOOD SIZED LOUNGE, A KITCHEN/BREAKFAST ROOM AND A USEFUL UTILITY ROOM.

In terms of outside space, the property boasts an attractive front garden, A PRIVATE DRIVE AND A GARAGE, and a good sized rear garden accessed via the utility area.

The property is in very good condition throughout, has gas central heating and double glazing and has plenty of scope for further enlargement and improvement if desired. High Park Avenue is extremely well located in relation to excellent local shops, cafes (including a Flour Pot Bakery), bus services, open green spaces and good schools catering for all age groups.

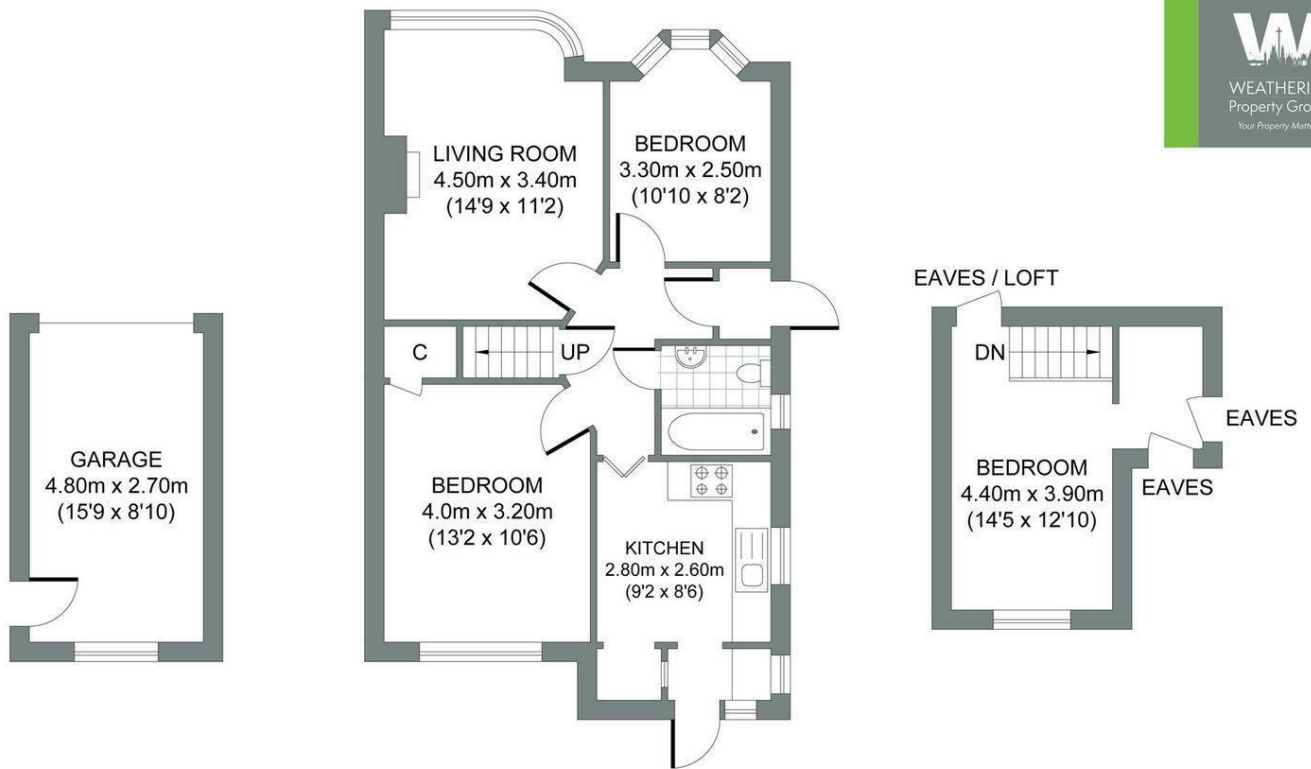
EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	62	72
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GARAGE	GROUND FLOOR	FIRST FLOOR
Approximate Gross Internal Area 12.96 sq m / 139.50 sq ft	Approximate Gross Internal Area 57.37 sq m / 617.52 sq ft	Approximate Gross Internal Area 13.66 sq m / 147.03 sq ft



HIGH PARK AVENUE

Total Area : 83.99m² = 904.05ft²

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