



16 Henge Way Brighton BN41 2EP

The Weatherill Property Group are very pleased to present this 2 storey family home with benefits including 2 allocated off street parking spaces, a WEST FACING GARDEN, far reaching views from the rear windows and offered for sale with NO ONWARD CHAIN. Located in a quiet cul-de-sac close to Portslade's historic Foredown Tower.



Offers In The Region Of £325,000 Freehold



- AN IMPRESSIVE TWO STOREY FAMILY HOME CLOSE TO THE DOWNS
- 2 OFF STREET PARKING SPACES
- A WEST FACING REAR GARDEN WITH BEAUTIFUL VIEWS
- 3 BEDROOMS
- A GOOD SIZED OPEN PLAN LIVING SPACE/DINING AREA & KITCHEN

Viewing

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

Agents Notes

The accommodation within briefly comprises: 3 bedrooms, a bathroom, an entrance hall, a ground floor cloakroom/wc., and an open plan living space and wider kitchen area.

In terms of outside space, the property has 2 allocated off street parking spaces (one to the front the other to the side), a good sized west facing rear garden complete with rooftop, sea and Downland views. There is also a rear gate affording access to the parking area.

The property is considered to be in good order throughout, is well located in terms of local schools, bus services and shopping facilities as well as open green spaces including easy access onto the South Downs, ideal for dog walkers etc. There is gas central heating and double glazing and is offered for sale with NO ONWARD CHAIN.

EPC

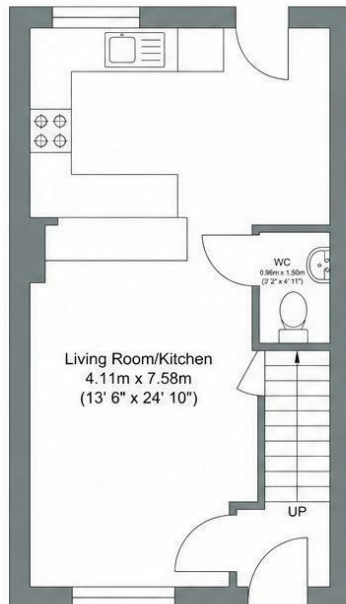
Energy Efficiency Rating		
	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C	71	76
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC	



Floor plans

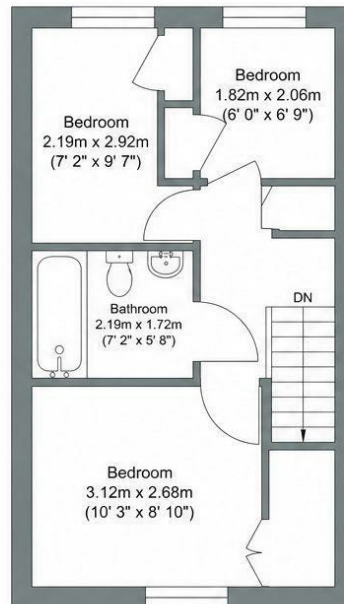
GROUND FLOOR

Approximate Gross Internal Area
335.30 sq ft (31.15 sq m)



FIRST FLOOR

Approximate Gross Internal Area
335.30 sq ft (31.15 sq m)



HENGE WAY

Total Area : 670.60 sq ft (62.30 sq m)

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