

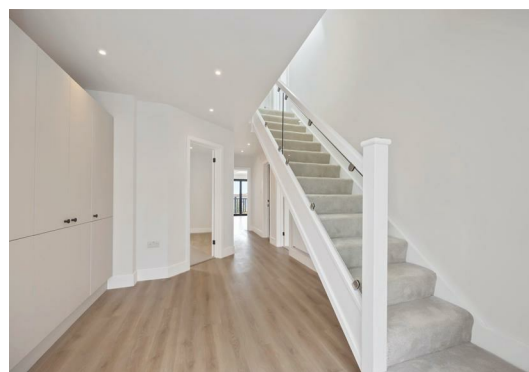
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## 15 Gleton Avenue Hove BN3 8LN

The Weatherill Property Group are absolutely delighted to offer for sale this individually refurbished, redesigned and beautifully finished semi-detached family home with benefits including a **STUNNING OPEN PLAN SOUTH FACING KITCHEN/LIVING SPACE**, a south facing rear garden, sea views, offered for sale with no onward chain and located in the heart of Hove's ever popular Hangleton area.



### Offers Over £700,000 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: 4 BEDROOMS, 3 BATHROOMS INCLUDING AN EN SUITE, A SPACIOUS RECEPTION/UTILITY HALLWAY, A FABULOUS OPEN PLAN SOUTH FACING LIVING SPACE, DINING AREA AND KITCHEN.

In terms of outside space the property has a DRIVEWAY providing off street parking for 2 cars, a side access and a landscaped decked and lawn SOUTH FACING REAR GARDEN.




The property has been individually reworked, redesigned and refreshed whilst maintaining an exacting finish throughout. The views, the location and the fact that the property is offered for sale with NO ONWARD CHAIN, all enhance the appeal of this STUNNING FAMILY HOME.

Gleton Avenue is located close to several good local schools, comprehensive shopping facilities and open spaces, as well as lovely coffee shops and cafes including a Flour Pot Bakery. There is an excellent bus service providing access to Brighton and Hove city centre and surrounding areas.

- INDIVIDUALLY REFURBISHED BEAUTIFULLY FINISHED FAMILY HOME
- 4 BEDROOMS AND 3 BATHROOMS INCLUDING AN EN SUITE
- FABULOUS RECEPTION HALLWAY/UTILITY AREA
- SOUTH FACING OPEN PLAN LIVING SPACE, DINING AREA AND KITCHEN

## EPC

### Energy Efficiency Rating

|   | Current   | Potential  |
|---|---|--|
| Very energy efficient - lower running costs |   |  |
| (92 plus) <b>A</b>                          |   |  <b>85</b>                  |
| (81-91) <b>B</b>                            |   |  |
| (69-80) <b>C</b>                            |   |  |
| (55-68) <b>D</b>                            |  <b>55</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<br>2002/91/EC  |



## Floor plans

