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Company Registration No: 11397540



## 128 Amberley Drive Hove BN3 8JQ

Weatherills are delighted to present this extended semi-detached family home, ideally located in Hove's ever popular Hangleton area. The property offers generous living space throughout, including a sizeable loft conversion, off street parking, and a superb west facing rear garden extending over 100ft, perfect for families and entertaining alike. This fabulous property is offered for sale with no onward chain.



### Offers Over £450,000 Freehold

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## Viewing

Call us on 01273 322766 or  
email us: [sales@wpgsussex.co.uk](mailto:sales@wpgsussex.co.uk)

## Agents Notes

The accommodation briefly comprises: a spacious entrance hall, large lounge, family sized kitchen/diner, and a conservatory spanning the width of the house. Across the upper floors, there are four bedrooms and a family bathroom.

Externally, the property benefits from off street parking for two cars to the front, and to the rear, a superb garden extending over 100ft with south and west facing aspects, along with useful outside storage space.

While the house would benefit from a programme of modernisation and redecoration, it offers excellent potential, with well proportioned rooms, gas central heating, and good storage throughout.

The property is ideally positioned close to a number of well-regarded schools including Blatchington Mill and Kings School, along with excellent local shopping facilities, cafés such as The Flour Pot Bakery, and convenient bus services providing easy access to the city centre.

- IMPRESSIVE, EXTENDED 3 STOREY SEMI-DETACHED FAMILY HOME
- 4 BEDROOMS
- BATHROOM WITH WHITE SUITE
- FAMILY SIZED OPEN PLAN KITCHEN/DINER
- WEST FACING LOUNGE

## 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 |           |



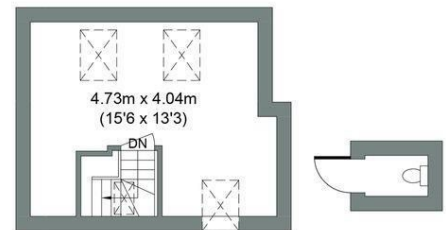
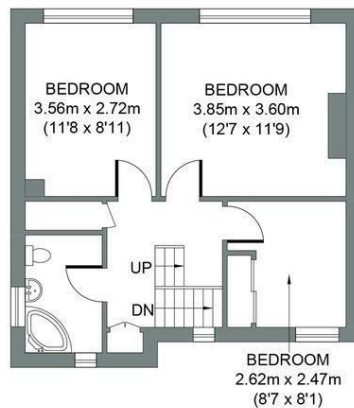
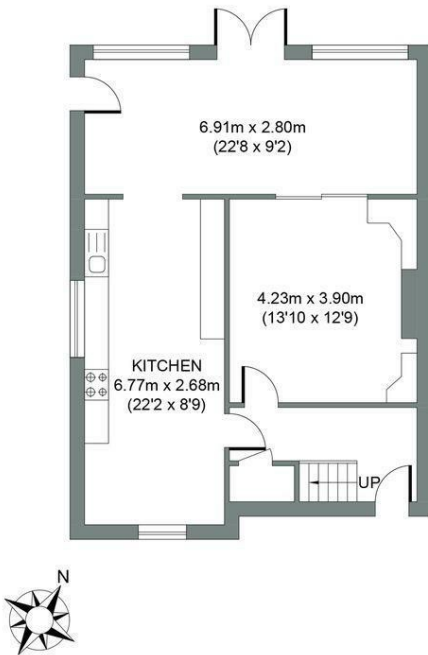
## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
64.90 sq m / 698.57 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
43.45 sq m / 467.69 sq ft

**SECOND FLOOR**  
Approximate Gross Internal Area  
19.92 sq m / 214.41 sq ft

**OUTBUILDING**  
Approximate Gross Internal Area  
1.11 sq m / 11.94 sq ft



AMBERLEY DRIVE

Total Area (Excluding Outbuilding) : 128.27m<sup>2</sup> = 1380.67ft<sup>2</sup>

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