

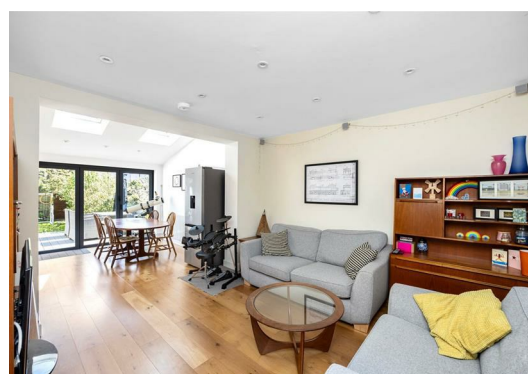
2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



19 Brittany Road Hove BN3 4PA

We are very proud to present this EXTENDED semi-detached family home with countless benefits including a PRIVATE DRIVE AND GARAGE, that all important family sized OPEN PLAN KITCHEN/DINING ROOM and being located SOUTH OF NEW CHURCH ROAD close to Hove Lagoon and the seafront in Hove.



Price Guide £875,000 Freehold

All of our properties are available to view online at 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 DOUBLE BEDROOMS, A BATHROOM, A SPACIOUS RECEPTION HALLWAY, A SPACIOUS LANDING AND STAIRWELL, A WEST FACING LOUNGE, A GROUND FLOOR CLOAKROOM/UTILITY ROOM AND A FAMILY SIZED OPEN PLAN KITCHEN/DINING AND LIVING SPACE.

In terms of outside space, there is OFF STREET PARKING to the front, a PRIVATE DRIVE AND GARAGE and a SOUTH AND EAST FACING decked and lawned rear garden complete with a GARDEN ROOM.

The property further benefits from is SUPERB LOCATION just off New Church Road leading down to Hove Seafront and Hove Lagoon. There are excellent bus services close by as well as good local shopping facilities, coffee shops and green spaces. Portslade Railway station is within a 15 minutes walk.

- A FANTASTICALLY PRESENTED AND EXTENDED FAMILY HOME
- 3 DOUBLE BEDROOMS
- FAMILY BATHROOM & GROUND FLOOR CLOAKROOM/UTILITY ROOM
- FAMILY SIZED OPEN PLAN KITCHEN/DINING & LIVING SPACE

EPC

Energy Efficiency Rating

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



Floor plans

GROUND FLOOR

Approximate Gross Internal Area
59.64 sq m / 641.95 sq ft

FIRST FLOOR

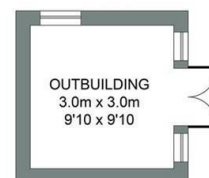
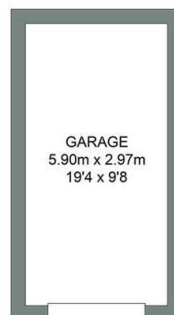
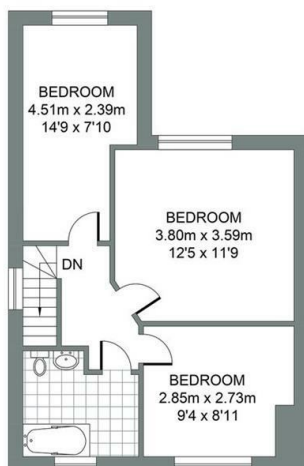
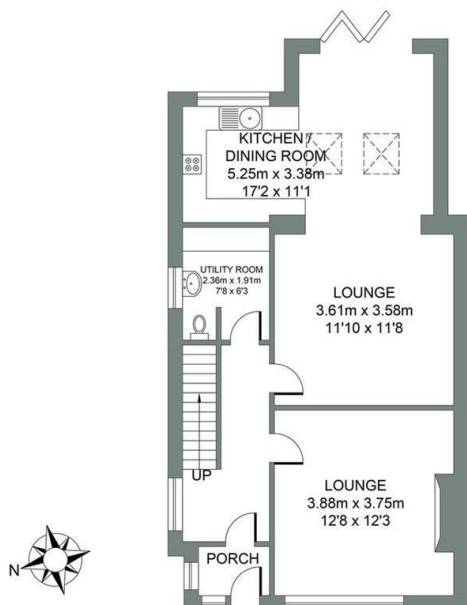
Approximate Gross Internal Area
42.62 sq m / 458.75 sq ft

GARAGE

Approximate Gross Internal Area
17.52 sq m / 188.58 sq ft

OUTBUILDING

Approximate Gross Internal Area
9.0 sq m / 96.87 sq ft



BRITTANY ROAD

Total Area : 128.78m² = 1386.17ft²

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