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WEATHERILL
Property Group
Your Property Matters



41 Grange Road Hove BN3 5HU

The Weatherill Property Group are absolutely delighted to present this really good sized, extended, 2 storey family home with benefits including a kitchen with adjacent utility room/loggia, a south and east facing rear garden and a master bedroom with an en suite. The property is located just off Portland Road in central Hove adjacent to West Hove Primary School.



Offers In The Region Of £475,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- IMPRESSIVE TWO STOREY FAMILY HOME
- 2 GOOD SIZES DOUBLE BEDROOMS
- 2 BATHROOMS INCLUDING AN EN SUITE TO BEDROOM 1
- A LARGE THROUGH LOUNGE/DINING ROOM
- A WELL EQUIPPED KITCHEN WITH ADJACENT UTILITY ROOM/LOGGIA

Viewing

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

Agents Notes

The accommodation within briefly comprises: 2 double bedrooms, an en-suite shower room adjacent to bedroom 1, an entirely separate family bathroom, an entrance hall, a beautiful lounge/dining room, a good sized kitchen and a well a utility room/loggia.

In terms of outside space the property boasts a formal front garden and a delightful paved and lawned south and east facing rear garden that backs onto the neighbouring school. The house itself is considered to be in excellent decorative order throughout, has some original features, gas central heating and good storage.

Grange Road is extremely well located in terms of many of central Hove's popular attractions and amenities including plenty of local shops and cafes, schools, bus services and green spaces.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		72	78
(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	FIRST FLOOR
Approximate Gross Internal Area 42.41 sq m / 456.49 sq ft	Approximate Gross Internal Area 28.41 sq m / 305.80 sq ft

