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WEATHERILL
Property Group
Your Property Matters



36 Grange Road Hove BN3 5HU

Weatherills are very pleased to present this attractive and good sized 2 storey family home with benefits including gas central heating, a WEST FACING REAR GARDEN, an abundance of PERIOD FEATURES and being located close to Stoneham Park and West Hove School.



Offers In The Region Of £425,000 Freehold

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



- LOVELY 2 STOREY PERIOD PROPERTY
- ABUNDANCE OF PERIOD FEATURES
- ATTRACTIVE WEST FACING REAR GARDEN
- 2 DOUBLE BEDROOMS
- BATHROOM WITH WHITE SUITE
- WELL EQUIPPED KITCHEN

Viewing

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

Agents Notes

The accommodation is arranged over 2 floors and comprises: 2 double bedrooms, a bathroom with a white suite, a good sized living room, a well equipped kitchen and a rear lobby that provides access to the garden.

In terms of outside space, there is an attractive frontage and a good sized west facing rear garden.

The house has good storage, gas central heating and provides scope for a buyer to enlarge further if so required. Grange Road is located close to excellent shopping facilities and cafes in near by Portland Road, within walking distance of local parks and the seafront. West Hove School is close by and there are excellent bus services to all parts of Brighton & Hove.

EPC

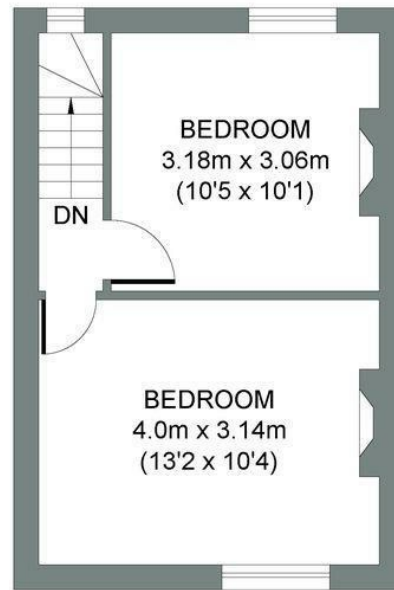
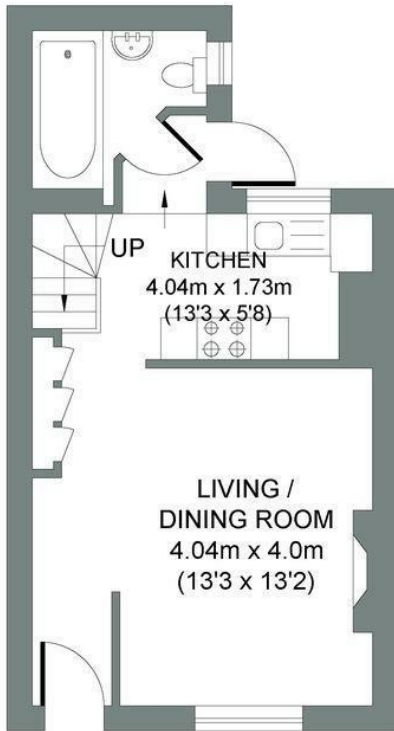
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		71	78
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
28.05 sq m / 301.92 sq ft

FIRST FLOOR
Approximate Gross Internal Area
25.45 sq m / 273.94 sq ft



GRANGE ROAD

Total Area : 53.50m² = 575.86ft²

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