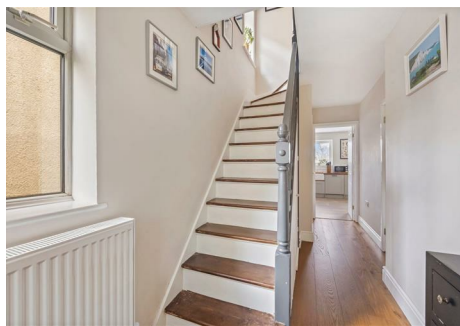




53 Gleton Avenue Hove BN3 8LN

The Weatherill Property Group are very proud to present this dramatically improved, redesigned and refurbished family home with benefits including a south facing rear garden, a useful loft room/store room, an open plan family sized kitchen/diner, offered for sale with no onward chain and located in the heart of Hove's ever popular Hangleton area.



Offers In The Region Of £550,000 Freehold



- IMPRESSIVE EXTENDED FAMILY HOME
- 3 BEDROOMS
- A BATHROOM WITH A WHITE SUITE WITH BATH AND SHOWER ENCLOSURE
- GROUND FLOOR CLOAKROOM/WC
- FAMILY SIZED OPEN PLAN KITCHEN/DINER
- SEPARATE LOUNGE

Viewing

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

Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 3 bedrooms, a bathroom with a white suite, a ground floor cloakroom/wc, a useful loft/store room accessed via a pull down ladder, an entrance porch and hall, a large open plan kitchen/dining arrangements and a separate lounge.

In terms of outside space, the property has off street parking to the front, a shared driveway and a good sized south facing rear garden. There is a useful outbuilding (formerly the garage) and a workshop positioned behind. The garden enjoys a fabulous southerly aspect and view.

Gleton Avenue is ideally located in terms of local shopping facilities and cafes including a Flour Pot Bakery as well as excellent local shops, bus services and green spaces.

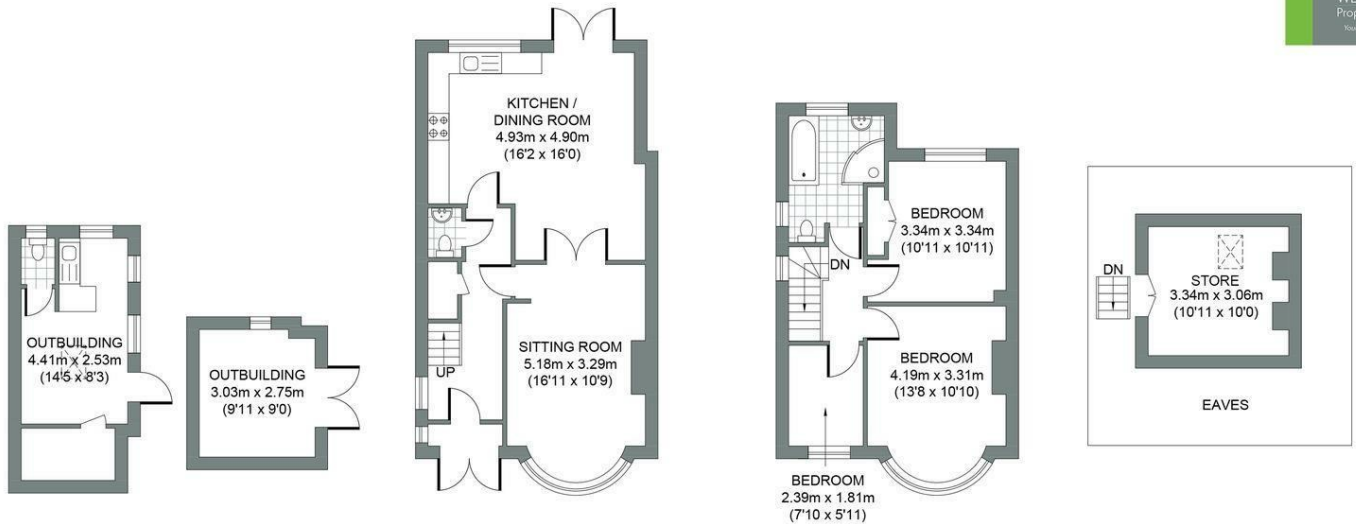
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			77
(55-68) D		58	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

OUTBUILDINGS	GROUND FLOOR	FIRST FLOOR	SECOND FLOOR
Approximate Gross Internal Area 22.35 sq m / 240.57 sq ft	Approximate Gross Internal Area 49.01 sq m / 527.5 sq ft	Approximate Gross Internal Area 38.84 sq m / 418.1 sq ft	Approximate Gross Internal Area 10.22 sq m / 110.0 sq ft



GLETON AVENUE

Total Area (Excluding Outbuildings) : 98.07m² = 1055.6ft²

Illustration for identification purposes only, measurements are approximate, not to scale. © Weatherill Property Group