



**11 Poplar Avenue
Hove
BN3 8PX**

The Weatherill Property Group are proud to present this very large semi-detached family home, having been extended upwards and outwards and benefitting from that all important family sized kitchen/dining and living space, a master bedroom with an en-suite, located close to numerous good schools within Hove's ever popular Hangleton area.



Offers In The Region Of £600,000 Freehold

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Viewing

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

Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS (INCLUDING AN EN-SUITE), A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A LARGE OPEN PLAN KITCHEN/DINER AND LIVING SPACE and an ENTIRELY SEPARATE 'GROWN UPS' LOUNGE.

In terms of OUTSIDE SPACE there is OFF STREET PARKING to the front, a shared driveway that leads to the LARGER THAN AVERAGE GARAGE and a FANTASTIC WALLED DECKED AND LAWNED REAR GARDEN. The property is in EXCELLENT DECORATIVE ORDER THROUGHOUT, has great room sizes, a great layout, is EXTREMELY WELL LOCATED close to schools, bus routes and countless local amenities.

- AN IMPRESSIVE AND VERSATILE 3 STOREY FAMILY HOME
- CLERVERLY RE-DESIGNED HAVING BEEN EXTENDED UPWARDS AND OUTWARDS
- 4 BEDROOMS & 2 BATHROOMS INCLUDING AN EN-SUITE
- SUPERB FAMILY SIZED OPEN PLAN KITCHEN/DINING & LIVING SPACE

EPC

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



Floor plans

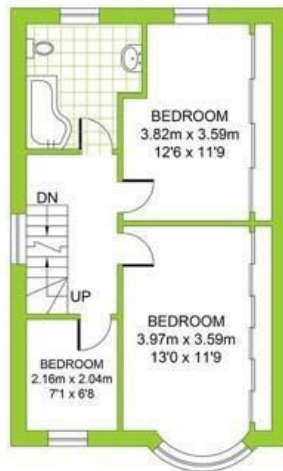
GROUND FLOOR

Approximate Gross Internal Area
59.09 sq m / 636.03 sq ft



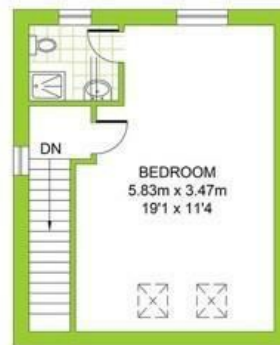
FIRST FLOOR

Approximate Gross Internal Area
38.19 sq m / 411.07 sq ft



SECOND FLOOR

Approximate Gross Internal Area
28.30 sq m / 304.61 sq ft



GARAGE

Approximate Gross Internal Area
21.65 sq m / 233.03 sq ft



POPLAR AVENUE

Total Area : 147.23m² = 1584.77ft²

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