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31 Fallowfield Crescent Hove BN3 7NQ

Weatherills are very pleased to present this semi-detached bungalow that offers a great deal of scope and potential for improvement and enlargement, whilst having gas central heating and double glazing, a conservatory, a garage and a south facing rear garden. Located in Hove's ever popular Nevill area, close to good transport links, local schools, shops and cafes including a Flour Pot Bakery.



Offers In The Region Of £450,000 Freehold

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Viewing

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email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation within briefly comprises: 2 double bedrooms, a bathroom with a white suite, a good sized open plan family sized kitchen/diner, a lounge and a good sized south facing rear extension/loggia leading out onto the garden.

In terms of outside space, there is a good size front garden, a shared driveway leading to the garage and a large 80ft SOUTH FACING REAR GARDEN.

The bungalow is well laid out, has good room sizes, but principally offers a purchaser the opportunity to enlarge and improve the property, as many adjacent properties have done in the same road.

- PLENTY OF SCOPE FOR ENLARGEMENT AND IMPROVEMENT IF SO REQUIRED
- A GOOD SIZED OPEN PLAN KITCHEN/DINING ROOM
- 80FT SOUTH FACING REAR GARDEN
- AN EXTENDED 'L' SHAPED LIVING ROOM
- 2 DOUBLE BEDROOMS - A BATHROOM
- A SHARED DRIVEWAY AND GARAGE

EPC

Energy Efficiency Rating

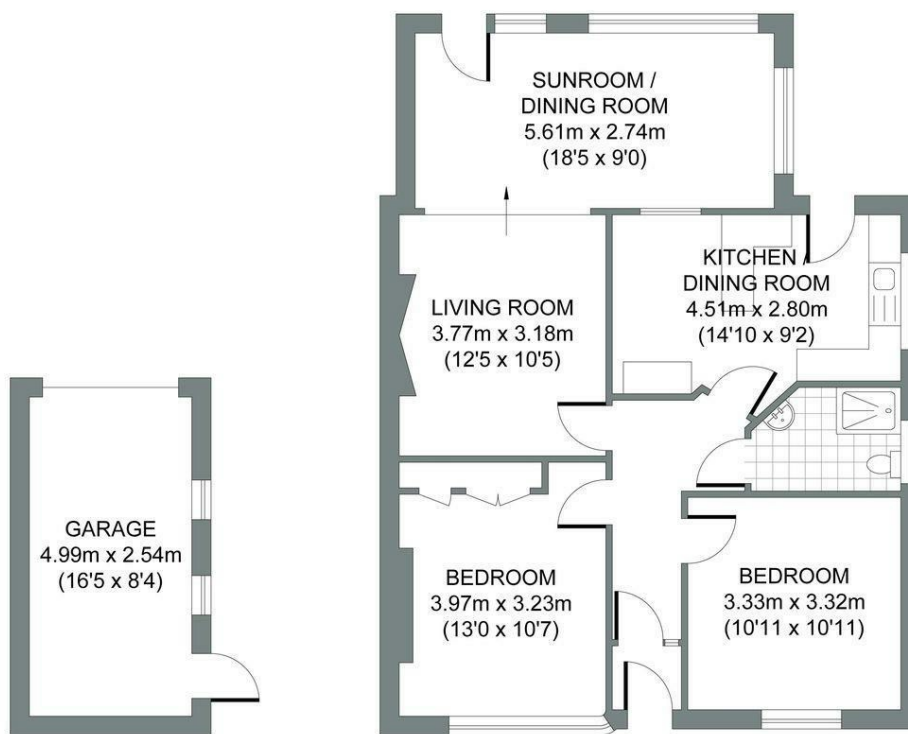
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



Floor plans

GARAGE
Approximate Gross Internal Area
12.67 sq m / 136.37 sq ft

GROUND FLOOR
Approximate Gross Internal Area
76.92 sq m / 827.96 sq ft



FALLOWFIELD CRESCENT

Total Area : 89.59m² = 964.33ft²

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