



## 19 Barnet Way Hove BN3 8BJ

Weatherills are very pleased to present this very spacious and elevated first floor flat with a FANTASTIC GARDEN, its own street entrance, sea views and a BRAND NEW LEASE, located in Hove's ever popular Hangleton area.



**Offers In The Region Of £288,500 Leasehold**

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## Viewing

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

## Agents Notes

The accommodation within briefly comprises: 2 GOOD SIZED DOUBLE BEDROOMS, A BATHROOM, A SPACIOUS HALLWAY AND STAIRWELL, A LARGE WEST FACING LOUNGE/DINING ROOM, A SEPARATE 'EAT IN' KITCHEN.

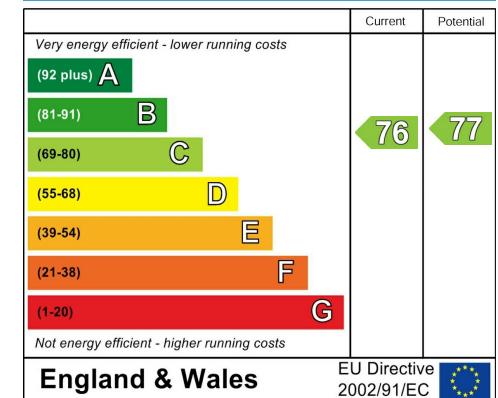
In terms of outside space, the apartment has a LARGE SOUTH FACING REAR GARDEN which is landscaped complete with water feature and seating areas. The flat has gas central heating, uPVC replacement double glazed windows and FABULOUS SEA AND DOWNLAND VIEWS.

Barnet Way is located within Hangleton, being close to local schools, shopping parades, cafes and bus services giving access into other parts of Brighton and Hove.

- VERY WELL PRESENTED LARGE FIRST FLOOR GARDEN FLAT
- A NEW 175 YEAR LEASE
- VERY REASONABLE SERVICES CHARGES
- BEAUTIFUL SOUTH FACING LANDSCAPED REAR GARDEN
- 2 LARGE DOUBLE BEDROOMS

## EPC

### Energy Efficiency Rating



England & Wales



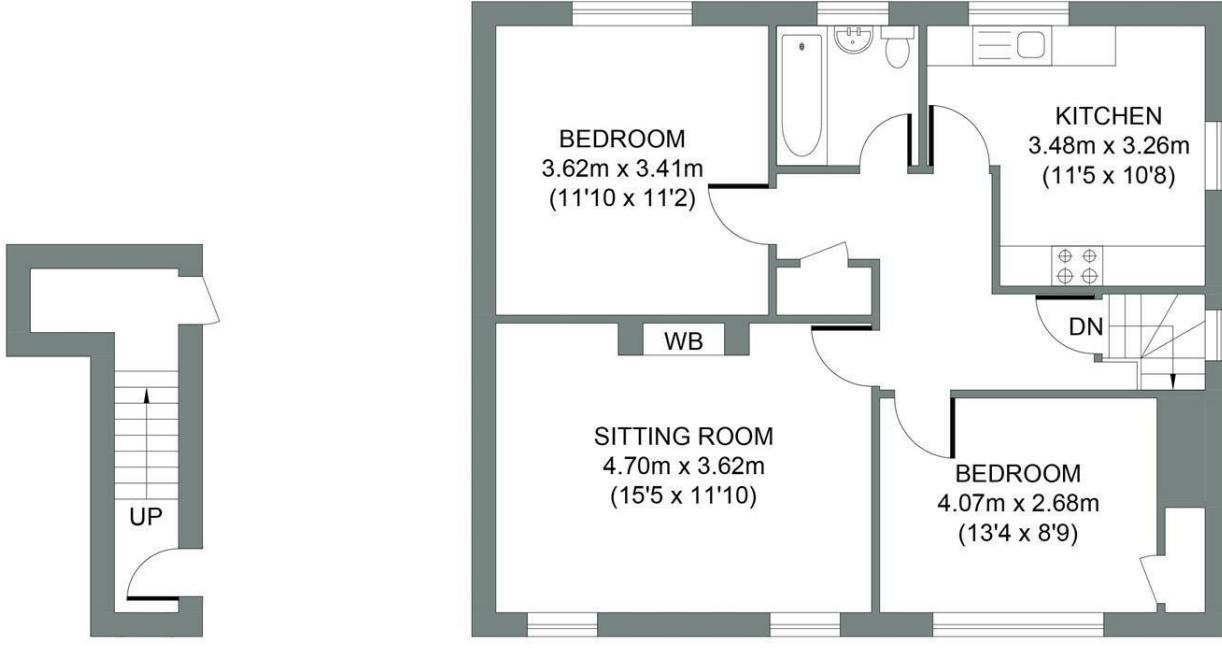
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
4.29 sq m / 46.17 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
65.11 sq m / 700.83 sq ft



BARNET WAY

Total Area : 69.4m<sup>2</sup> = 747.0ft<sup>2</sup>

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