



WEATHERILL
Property Group
Your Property Matters

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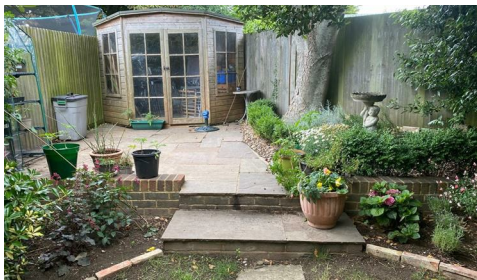
64 Clarke Avenue Hove BN3 8GG

The Weatherill Property Group are pleased to present this **SIZEABLE, EXTENDED** semi-detached family home, complete with benefits including a **MATURE REAR GARDEN**, **OFF STREET PARKING** to the front and a **LOFT CONVERSION**. Being positioned closed to **NUMEROUS GOOD SCHOOLS**, within the heart of Hove's ever popular Hangleton area.



Offers In The Region Of £475,000 Freehold

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



- IMPRESSIVE & VERY VERSATILE 4/5 BEDROOM FAMILY HOME
- BEDROOM 5/STUDY
- SUPERB BATHROOM WITH WHITE SUITE
- 2 LARGE RECEPTION ROOMS
- 2 ENTRANCES

Viewing

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

Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: UP TO 5 BEDROOMS (bedroom 5/study area), FABULOUS FAMILY BATHROOM, ENTRANCE HALL, LOUNGE, SEPARATE DINING ROOM, KITCHEN and an adjacent UTILITY ROOM.

In terms of OUTSIDE SPACE the property boasts a FRONT GARDEN, OFF STREET PARKING, and a very MATURE AND WELL KEPT REAR GARDEN. Other benefits of this property include gas central heating, good storage space, A SECOND ENTRANCE and the fact that it is located close to LOCAL SHOPS, BUS ROUTES and numerous good schools.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			87
(81-91) B			
(69-80) C		74	
(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

Clarke Avenue, Hove



Approximate Gross Internal Area = 118.22 sq m / 1272.50 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.