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2 Queens Parade
Hove
East Sussex
BN3 8JG

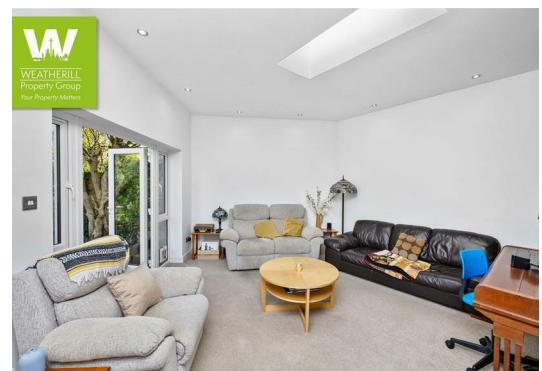
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69 Dean Gardens Portslade BN41 2FX

We are very pleased to present this EXTENDED, SPLIT LEVEL DETACHED FAMILY HOME with benefits including SUPERB OPEN PLAN KITCHEN/DINER, a master bedroom with en-suite shower room and a wrap around garden, being located in a CUL DE SAC just off Fox Way in Portslade.



Offers In The Region Of £425,000 Freehold

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



Viewing

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

Agents Notes

Arranged over 2 the accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS, AN ADDITIONAL GROUND FLOOR CLOAKROOM/WC, A FAMILY SIZED OPEN PLAN KITCHEN/DINER AND ADJACENT UTILITY ROOM AND A GOOD SIZED LOUNGE that leads onto the outside area.

In terms of OUTSIDE SPACE there is a front garden providing plenty of OFF STREET PARKING and a fantastic wrap around rear garden and large patio area for seating and a GARAGE or store room. The property is very versatile, of a good size and is VERY WELL LOCATED close to schools, bus routes and green spaces.

- IMPRESSIVE & VERY VERSATILE DETACHED FAMILY HOME
- 4 BEDROOMS & 2 BATHROOMS
- LARGE OPEN PLAN KITCHEN/DINER
- USEFUL UTILITY ROOM & ADJACENT WC
- GOOD SIZED LOUNGE

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(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	



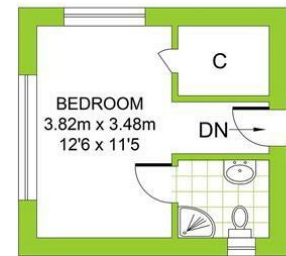
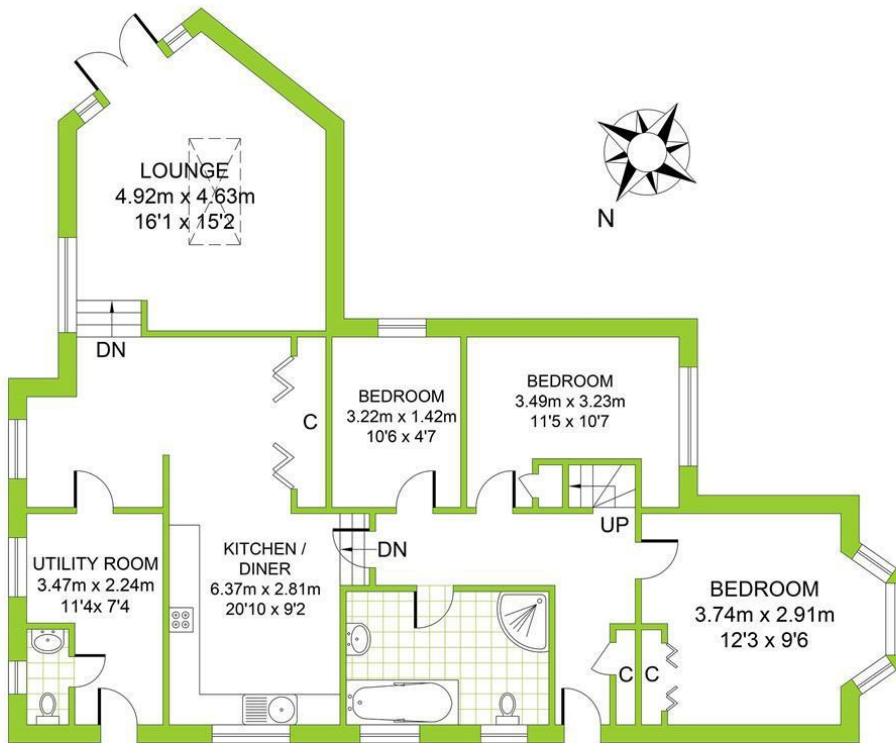
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
95.23 sq m / 1025.04 sq ft

OUTBUILDING

Approximate Gross Internal Area
13.29 sq m / 143.05 sq ft



DEAN GARDENS

Total Area : 108.52 m² = 1168.10 ft²

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