

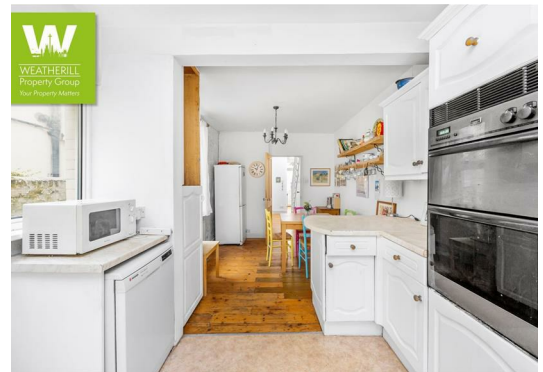
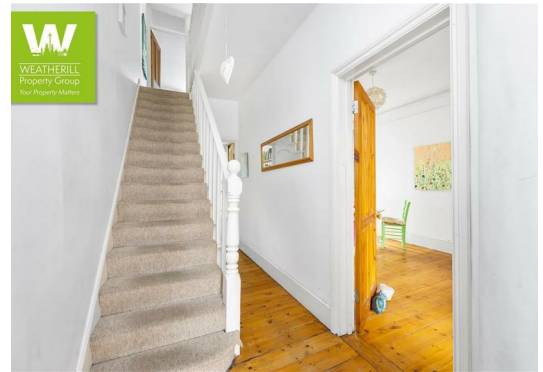


WEATHERILL
Property Group
Your Property Matters

2 Queens Parade
Hove
East Sussex
BN3 8JG

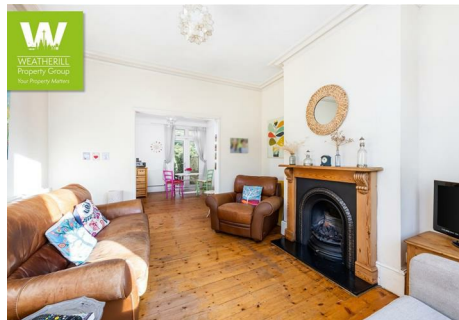
Tel: 01273 322766

Email: sales@wpgsussex.co.uk



9 Frith Road Hove BN3 7AJ

The Weatherill Property Group are very pleased to present this VERY LARGE, 3 storey, bay fronted family home, retaining an abundance of PERIOD FEATURES, with many benefits including GOOD SIZED REAR GARDEN, FANTASTIC LOFT CONVERSION and being located close to HOVE PARK and HOVE STATION within the ever popular Artist's Corner area of Hove.



Offers In The Region Of £600,000 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 three floors, the accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS, A RECEPTION HALLWAY, LARGE THROUGH LOUNGE/DINING ROOM WITH FEATURE FIREPLACE AND THAT ALL IMPORTANT KITCHEN/DINING ROOM with access onto the rear garden.

In terms of OUTSIDE SPACE, there is a small front garden and a GOOD SIZED SECLUDED REAR GARDEN laid to lawn with seating areas. Other benefits of this Edwardian property include GAS CENTRAL HEATING, GOOD STORAGE THROUGHOUT and a property that is EXTREMELY WELL LOCATED.

- A GOOD SIZED AND WELL PROPORTIONED 3 STOREY EDWARDIAN HOME
- 4 BEDROOMS AND 2 BATHROOMS
- A LARGE THROUGH LOUNGE/DINING ROOM
- THAT ALL IMPORTANT FAMILY SIZED KITCHEN/DINER

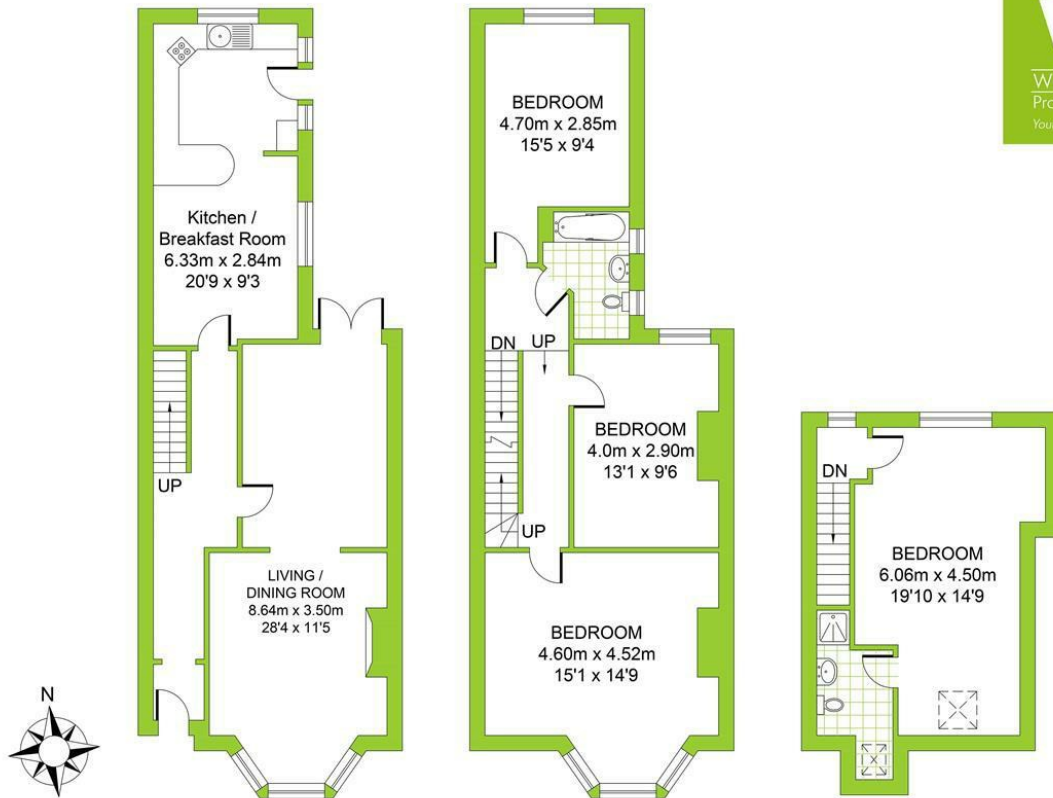
EPC

| Energy Efficiency Rating | | Current | Potential |
|---|---|-------------------------|-----------|
| Very energy efficient - lower running costs | | | |
| (92 plus) | A | | 75 |
| (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 | FIRST FLOOR | SECOND FLOOR |
|--|--|--|
| Approximate Gross Internal Area 54.65 sq m / 588.24 sq ft | Approximate Gross Internal Area 54.98 sq m / 591.79 sq ft | Approximate Gross Internal Area 25.81 sq m / 277.81 sq ft |



FRITH ROAD

Total Area : 135.44m² = 1457.86ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
© Weatherill Property Group