



WEATHERILL
Property Group
Your Property Matters

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Hove
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14 Northease Drive Hove BN3 8PQ

We are very pleased to present this GOOD SIZED, EXTENDED, SEMI-DETACHED FAMILY HOME, arranged over 3 floors with benefits including a MASTER BEDROOM WITH EN-SUITE SHOWER ROOM, 100 plus ft SOUTH FACING REAR GARDEN, a garage and being offered for sale with NO ONWARD CHAIN. The house is located in the heart of Hove's ever popular Hangleton area.



Offers Over £500,000 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

The accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS (INCLUDING AN EN-SUITE), A SPACIOUS RECEPTION HALLWAY, A LARGE THROUGH LOUNGE/DNING ROOM AND A KTICHEN THAT LINKS WITH THE EXTENSION/LEAN TO PROVIDING FURTHER LIVING SPACE.

In terms of outside space there is a garage, a south facing rear garden and a front garden. The property would benefit greatly from a program of modernisation and redecoration, however, it is EXTREMELY WELL LOCATED close to countless good schools, green space and bus services as well as being close to local shopping parades and the new Flour Pot Bakery in Hangleton Road.

- AN EXTENDED 3 STOREY SEMI-DETACHED FAMILY HOME
- 100FT SOUTH FACING REAR GARDEN
- SHARED DRIVEWAY AND GARAGE
- 4 BEDROOMS
- 2 BATHROOMS INCLUDING AN EN-SUITE

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		43	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

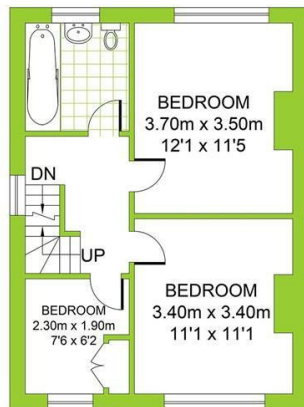
GROUND FLOOR

Approximate Gross Internal Area
54.68 sq m / 588.57 sq ft



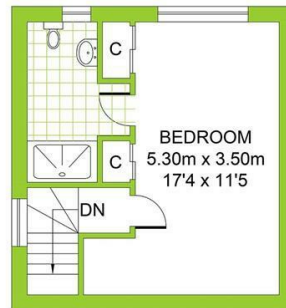
FIRST FLOOR

Approximate Gross Internal Area
37.44 sq m / 403.0 sq ft



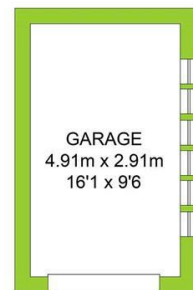
SECOND FLOOR

Approximate Gross Internal Area
25.97 sq m / 279.53 sq ft



GARAGE

Approximate Gross Internal Area
14.32 sq m / 154.13 sq ft



NORTHEASE DRIVE

Total Area : 132.41m²= 1425.24ft²

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