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WEATHERILL  
Property Group  
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## 14 Northease Drive Hove BN3 8PQ

A SEA VIEW.....GOOD SIZED, EXTENDED, SEMI-DETACHED FAMILY HOME, arranged over 3 floors with 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 In The Region Of £475,000 Freehold**

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## 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			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Floor plans

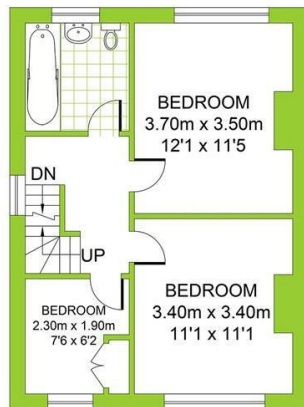
### GROUND FLOOR

Approximate Gross Internal Area  
54.68 sq m / 588.57 sq ft



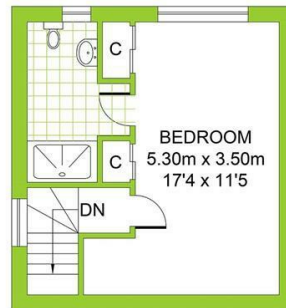
### FIRST FLOOR

Approximate Gross Internal Area  
37.44 sq m / 403.0 sq ft



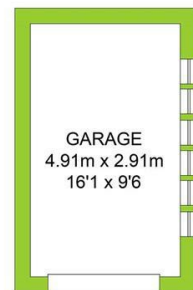
### SECOND FLOOR

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 : 132.41m<sup>2</sup>= 1425.24ft<sup>2</sup>

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