

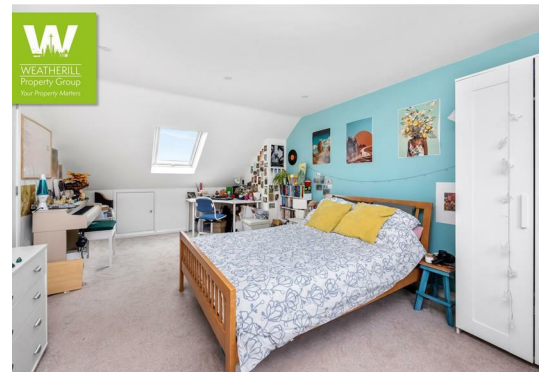
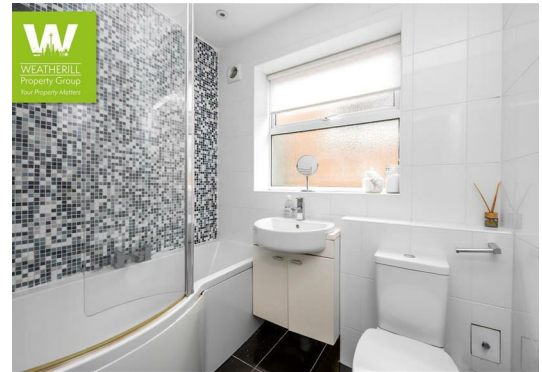


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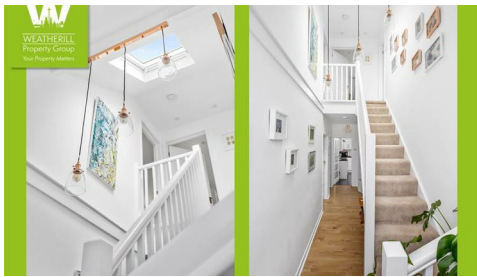
21 Spencer Avenue Hove BN3 8BZ

We are very pleased to present this well laid out EXTENDED, GOOD SIZED semi-detached FAMILY HOME with benefits including that all important EAT IN KITCHEN, A FABULOUS ILLUMINATED REAR GARDEN complete with SUMMERHOUSE and being located in the heart of Hove's ever popular Hangleton area.



Asking Price £499,950 Freehold

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



- AN EXTENDED AND VERSATILE SEMI-DETACHED FAMILY HOME
- UP TO 4 BEDROOMS & 2 BATHROOMS
- BEDROOM 4/HOME OFFICE
- LARGE LIVING ROOM
- FANTASTIC FAMILY SIZED 'EAT IN' KITCHEN

Viewing

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

Agents Notes

The accommodation within the property briefly comprises: UP TO 4 BEDROOMS, BOTH A BATHROOM AND AN ENTIRELY SEPARATE SHOWER ROOM, A SPACIOUS RECEPTION HALLWAY, A VERY LARGE LOUNGE and that all important EAT IN KITCHEN.

In terms of OUTSIDE SPACE, there is front garden and a FABULOUS ILLUMINATED REAR GARDEN with large lawn and SUMMERHOUSE and matching garden shed. The property is in EXCELLENT DECORATIVE ORDER THROUGHOUT and benefits greatly from it location being close to schools, shops and green spaces and its FANTASTIC VIEWS from the front and rear.

EPC

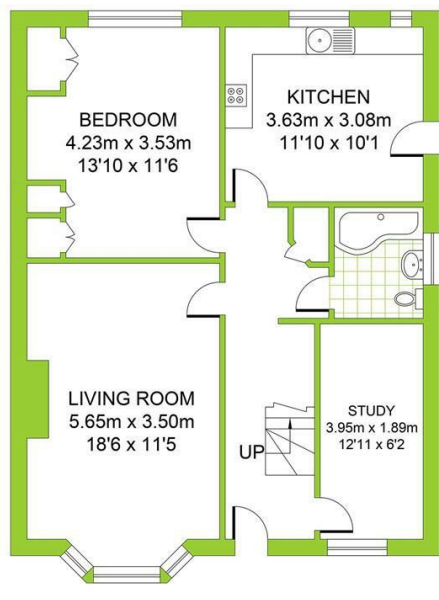
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			88
(81-91) B			
(69-80) C		67	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

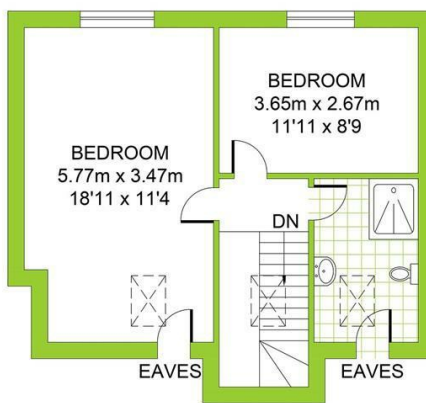
GROUND FLOOR

Approximate Gross Internal Area
69.03 sq m / 743.03 sq ft



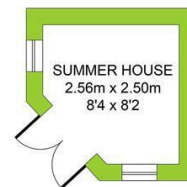
FIRST FLOOR

Approximate Gross Internal Area
42.43 sq m / 456.71 sq ft



OUTBUILDING

Approximate Gross Internal Area
5.66 sq m / 60.92 sq ft



SPENCER AVENUE

Total Area : 117.12m² = 1260.66ft²

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