

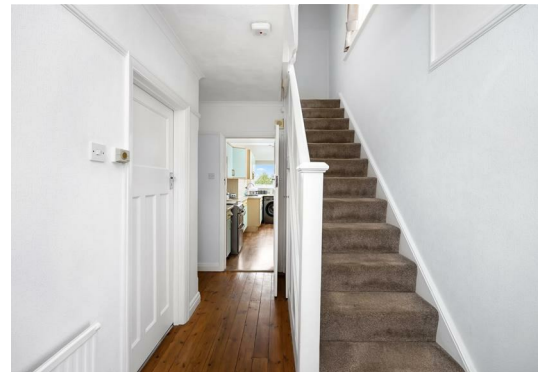


**WEATHERILL**  
Property Group  
*Your Property Matters*

2 Queens Parade  
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## 4 Sunninghill Avenue Hove BN3 8JA



We are very pleased to present this GOOD SIZED, EXTENDED, 3 STOREY semi-detached family home with many benefits including A SOUTHERLY REAR GARDEN, AN EXTENDED GARAGE and a SIZEABLE LOFT CONVERSION providing 2 extra bedrooms. The house is positioned in a VERY SOUGHT AFTER LOCATION close to Blatchington Windmill and Blatchington Mill School in Hove.



**Asking Price £650,000 Freehold**

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



## Viewing

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

## Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: 5 BEDROOMS, A BATHROOM WITH A WHITE SUITE, A LARGE THROUGH LOUNGE/DINING ROOM, A KITCHEN, A LOVELY CONSERVATORY/GARDEN ROOM and an adjacent GROUND FLOOR CLOAKROOM/WC.

In terms of OUTSIDE SPACE, there is a driveway shared with the neighbouring property, an EXTENDED GARAGE, a FRONT GARDEN and an ATTRACTIVE SOUTHERLY FACING LAWNED REAR GARDEN. The property is considered to be very versatile, of a good size and in EXCELLENT ORDER THROUGHOUT as well and BENEFITTING GREATLY FROM ITS LOCATION, close to numerous good schools, green space, local shops and bus services.

- A VERY VERSATILE, EXTENDED 3 STOREY SEMI DETACHED FAMILY HOME
- 5 BEDROOMS
- A FANTASTIC BATHROOM WITH WHITE & CHROME SUITE
- LARGE THROUGH LOUNGE/DINING ROOM

## EPC

| Energy Efficiency Rating                    |  | Current                 | Potential |
|---|--|-------------------------|-----------|
| Very energy efficient - lower running costs |  |                         |           |
| (92 plus) A                                 |  |                         | 78        |
| (81-91) B                                   |  |                         |           |
| (69-80) C                                   |  |                         |           |
| (55-68) D                                   |  | 59                      |           |
| (39-54) E                                   |  |                         |           |
| (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  
58.49 sq m / 629.58 sq ft

### FIRST FLOOR

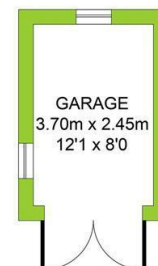
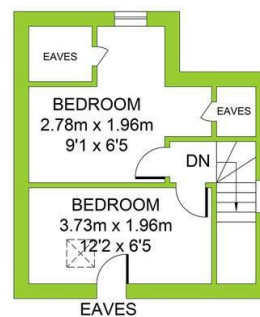
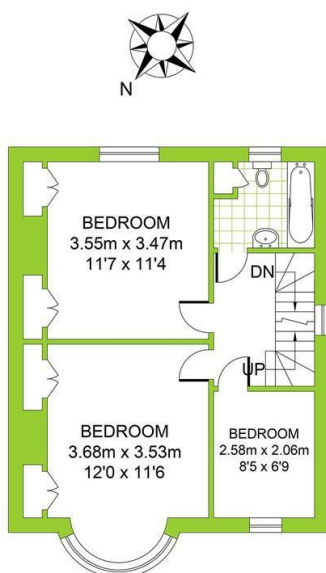
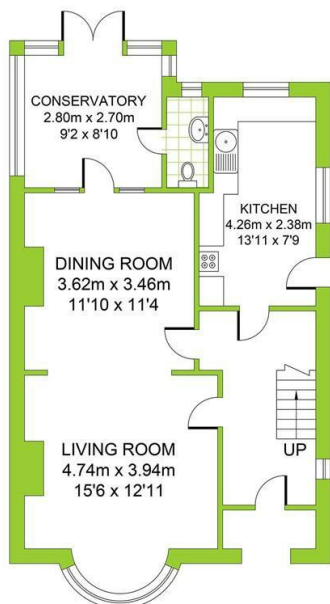
Approximate Gross Internal Area  
44.52 sq m / 479.20 sq ft

### SECOND FLOOR

Approximate Gross Internal Area  
22.03 sq m / 237.12 sq ft

### GARAGE

Approximate Gross Internal Area  
9.07 sq m / 97.62 sq ft



SUNNINGHILL AVENUE

Total Area : 134.11m<sup>2</sup> = 1443.54ft<sup>2</sup>

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