



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

2 Queens Parade  
Hove  
East Sussex  
BN3 8JG

Tel: 01273 322766

Email: [sales@wpgsussex.co.uk](mailto:sales@wpgsussex.co.uk)



## 26 Meadway Crescent Hove BN3 7NL

A great opportunity to purchase a **LARGE, EXTENDED, SEMI-DETACHED FAMILY HOME** with benefits including **OFF STREET PARKING TO THE FRONT**, a beautiful level, lawned rear garden and generous room sizes. The property is located within Hove's ever popular **NEVILL AREA**, close to local shops, bus services and green spaces, as well as being within a short walk of the new Flour Pot Bakery in Hangleton Road.



**Offers In The Region Of £550,000 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

The accommodation is arranged over two floors and briefly comprises: 4 BEDROOMS, 2 BATHROOMS, AN ADDITIONAL SEPARATE WC, AN ENTRANCE HALL, A LARGE LOUNGE, A DINING ROOM, A CONSERVATORY AND A KITCHEN.

Outside there is PLENTY OF OFF STREET PARKING to the front of the property, a driveway shared with the neighbouring house and an LOVELY MATURE SUNNY LAWNED REAR GARDEN. The property is in good order throughout and greatly benefits from its location, being close to numerous good schools, Flour Pot, Waitrose and bus services.

- REDUCED as VENDOR keen to SELL
- EXTENDED UPWARDS AND OUTWARDS CREATING A SPACIOUS FEEL
- 4 BEDROOMS & 2 BATHROOMS
- LOUNGE & SEPARATE DINING ROOM
- WELL EQUIPPED KITCHEN

## EPC

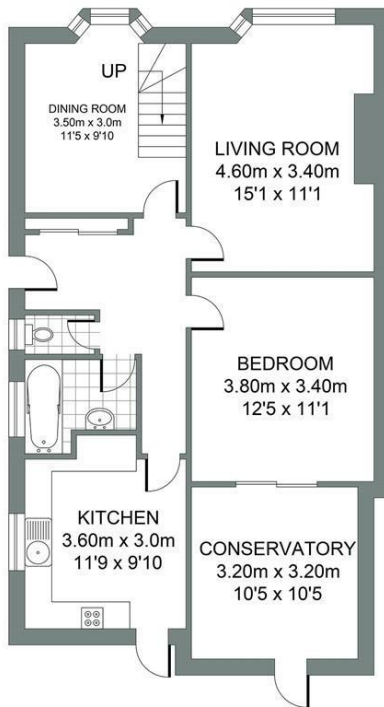
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		62	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floor plans

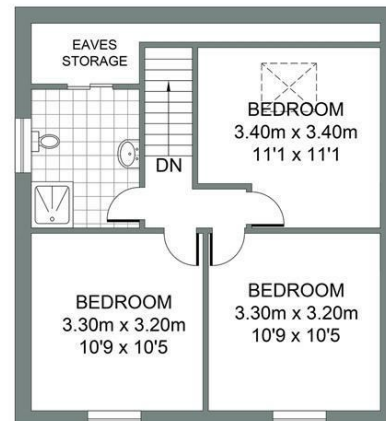
### GROUND FLOOR

Approximate Gross Internal Area  
70.70 sq m / 761.0 sq ft



### FIRST FLOOR

Approximate Gross Internal Area  
45.60 sq m / 490.83 sq ft



MEADWAY CRESCENT

Total Area : 116.30m<sup>2</sup> = 1251.84ft<sup>2</sup>

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