

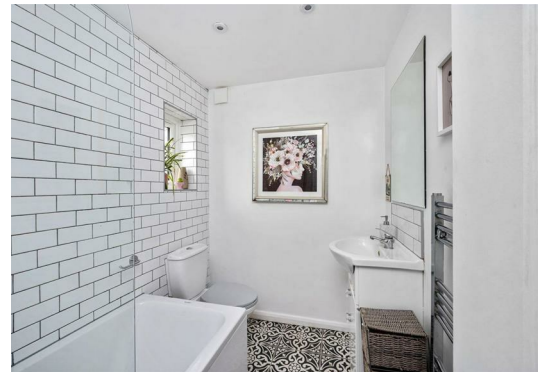


**WEATHERILL**  
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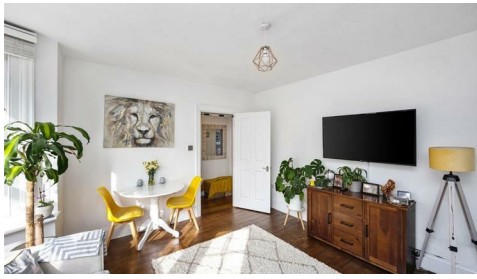
## GFF, 16 Glendor Road Hove BN3 4LP

We are very pleased to present this well laid out and **EXCEPTIONALLY WELL PRESENTED** ground floor **GARDEN FLAT** with many benefits including, its own street entrance, gas central heating, a delightful rear garden and being located in a much sought after area close to Hove seafront and Rockwater as well as being within easy walking distance of Wish Park and numerous coffee shops.



**Offers In The Region Of £350,000 Leasehold**

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## Viewing

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

## Agents Notes

The accommodation briefly comprises: ONE BEDROOM, LUXURY BATHROOM, A GOOD SIZED RECEPTION HALLWAY WITH BUILT IN STORAGE AND STUDY AREA, A LARGE WEST FACING LOUNGE/DINING ROOM, A LOVELY MODERN KITCHEN WITH DOOR ONTO THE REAR GARDEN.

In terms of outside space, there is a good sized section of DECKED AND LAWNED REAR GARDEN providing the property with a delightful and valuable outside space. The garden is accessed via either the bedroom or the kitchen and has some good storage space. The property is ideally located close to Hove Seafrost with its abundance of leisure facilities including Hove Lagoon, Hove Lawns and Rockwater. Wish Park is also close by with its delightful cafe and playing fields.

- A REALLY IMPRESSIVE GROUND FLOOR GARDEN FLAT
- OWN STREET ENTRANCE, ELIMINATING THE NEED FOR A COMMUNAL HALLWAY
- A SIZEABLE DOUBLE BEDROOM
- A FANTASTIC LUXURY BATHROOM WITH SHOWER

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		71	
(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

