



WEATHERILL
Property Group
Your Property Matters

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Hove
East Sussex
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9 Sunninghill Avenue Hove BN3 8JB

The Weatherill Property Group are very pleased to present this VERY WELL PRESENTED, good sized and well laid out semi detached family home. The house has a lovely level lawn and decked rear garden, plenty of off street parking to the front as well as a garage. The location is another advantage, being close to Blatchington Mill School, local shops and the new Flour Pot Bakery in Hangleton.



Asking Price £575,000 Freehold

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



- A VERY WELL PRESENTED SEMI DETACHED FAMILY HOME
- PLENTY OF OFF STREET PARKING AND A GARAGE
- 3 BEDROOMS
- FANTASTIC BATHROOM WITH A WHITE SUITE
- 2 ENTIRELY SEPARATE RECEPTION ROOMS

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: 3 BEDROOMS, A LUXURY BATHROOM, GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A DEIGHTFUL LOUNGE AND A GOOD SIZED SEPARATE DINING ROOM OPENING ONTO THE GARDEN AND A KITCHEN.

In terms of outside space, the property boasts plenty of off street parking to the front and a garage. The rear garden is extremely well maintained, laid to lawn with a lovely decked area and is a real feature of this beautiful property. Further benefits include gas central heating, very tasteful replacement double glazed windows, some original features and is extremely well located indeed.

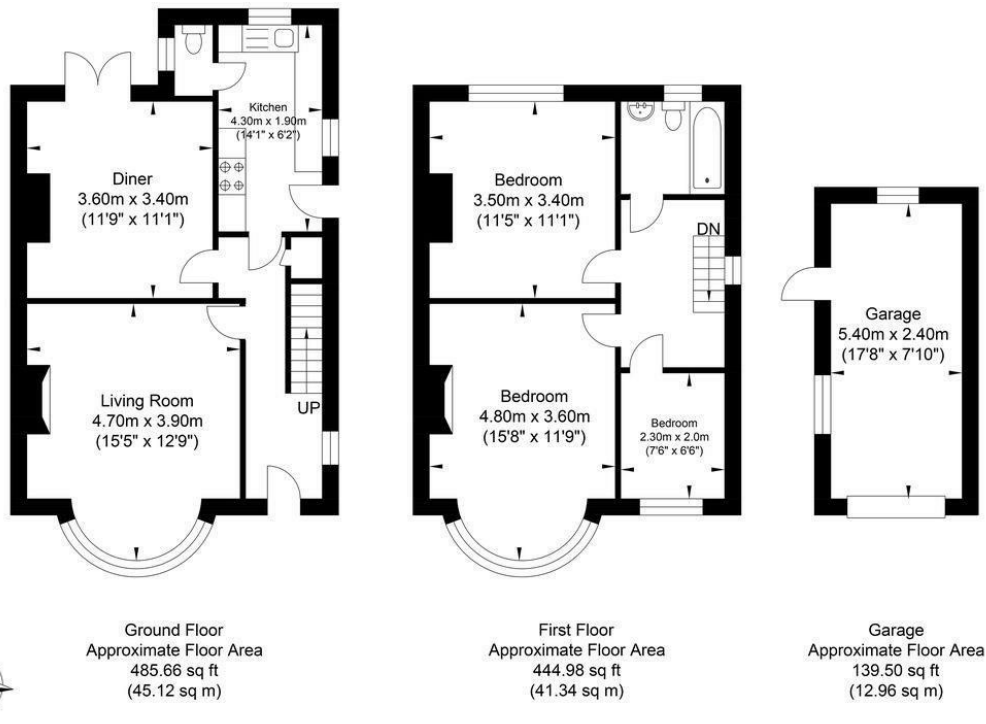
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		68	
(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

Sunninghill Avenue



Approximate Gross Internal Area = 99.42 sq m / 1070.14 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.