



WEATHERILL
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Your Property Matters

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90 Fallowfield Crescent Hove BN3 7NN

We are very pleased to present the opportunity to purchase a **DOUBLE FRONTED DETACHED BUNGALOW** with several benefits including a **GARAGE**, a **CONSERVATORY** and a **VERY LARGE 80ft GARDEN** adding to the versatility and appeal of the property which is located close to local shops, schools and green spaces within Hove's ever popular **NEVILL AREA**.



Offers Over £500,000 Freehold

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Viewing

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

Agents Notes

Arranged over a single level, the accommodation within briefly comprises: 3 BEDROOMS (STUDY/BEDROOM 3), A BATHROOM, AN ENTRANCE HALL, A LOUNGE, A KITCHEN AND A CONSERVATORY.

In terms of outside space, there is plenty of OFF STREET PARKING with ELECTRIC CHARGING POINT to the front, a GARAGE and a very large 80FT REAR GARDEN adding to the enhancement and overall appeal of the property. The bungalow is in good decorative order throughout, replacement double glazing windows and door (2021) and benefits greatly from its location being close to the local shopping parade with its lovely cafes and coffee shops as well as green spaces and good local schools. The bungalow offers scope to enlarge, subject to the usual consents.

- IMPRESSIVE DOUBLE FRONTED DETACHED BUNGALOW
- UP TO 3 BEDROOMS
- BATHROOM WITH WHITE SUITE
- LOUNGE AND CONSERVATORY

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		67	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



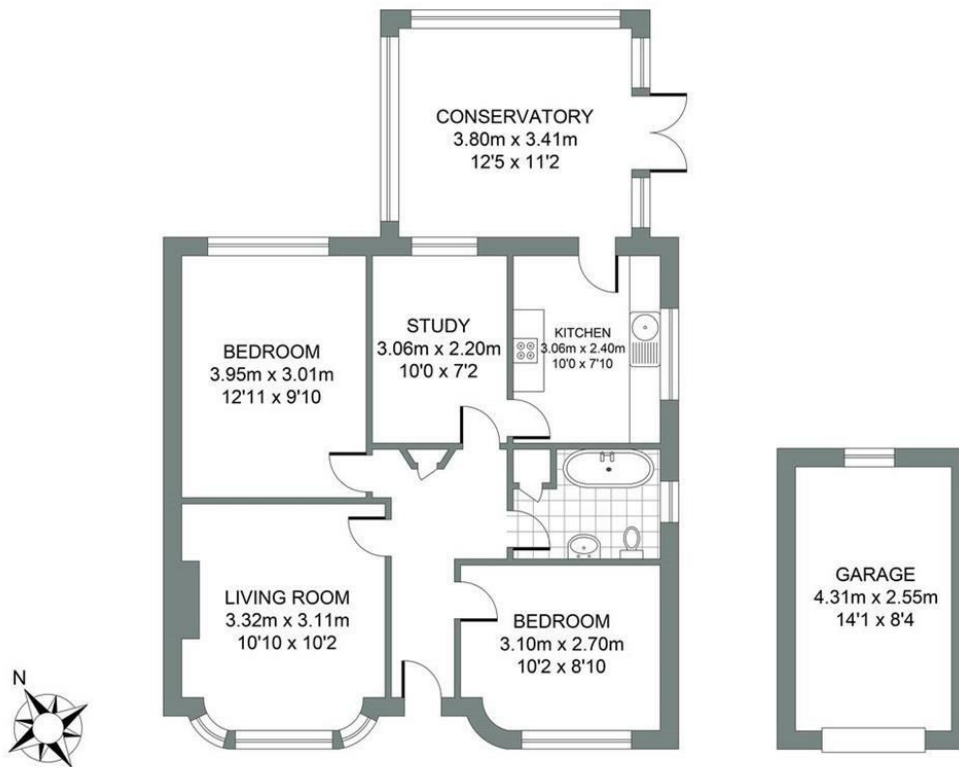
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
73.22 sq m / 788.13 sq ft

GARAGE

Approximate Gross Internal Area
10.99 sq m / 118.29 sq ft



FALLOWFIELD CRESCENT

Total Area : 84.21m² = 906.42ft²

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