



**WEATHERILL**  
Property Group  
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2 Queens Parade  
Hove  
East Sussex  
BN3 8JG

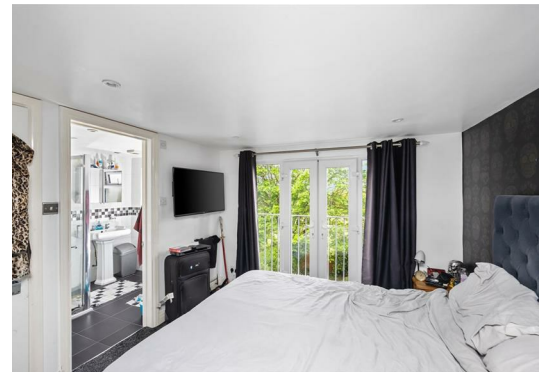
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## 66 Elm Drive Hove BN3 7JJ

We are pleased to present this good sized, extended, semi-detached family home with benefits including OFF STREET PARKING and a GARAGE, and a sizeable SOUTH FACING REAR GARDEN, located close to Goldstone Primary School just off Holmes Avenue in Hove.



**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 within is arranged over 3 floors and briefly comprises: 4 BEDROOMS, 2 BATHROOMS (INCLUDING AN EN-SUITE), A PORCH, AN ENTRANCE HALL, A GOOD SIZED LOUNGE/DINING ROOM, A KITCHEN AND A LOGGIA SPANNING THE BACK OF THE PROPERTY WITH VIEWS ONTO THE GARDEN.

In terms of outside space the property has OFF STREET PARKING to the front, a shared driveway and GARAGE. There is a SOUTH FACING REAR GARDEN with a lawn and a paved seating area. The property requires some modernisation and redecoration and would greatly benefit from such a program. It is a property that is WELL LOCATED in relation to schools, green spaces and local shops and cafes, making it an ideal family home.

- A GOOD SIZED, EXTENDED, 3 STOREY FAMILY HOME
- 4 BEDROOMS
- 2 BATHROOMS INCLUDING AN EN-SUITE
- A GOOD SIZED THROUGH LOUNGE/DINING ROOM
- OFF STREET PARKING AND A GARAGE

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C		67	
(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

### GROUND FLOOR

Approximate Gross Internal Area  
46.54 sq m / 500.95 sq ft

### FIRST FLOOR

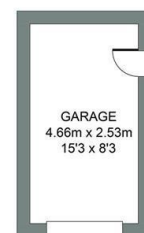
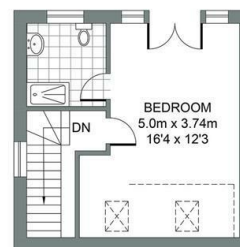
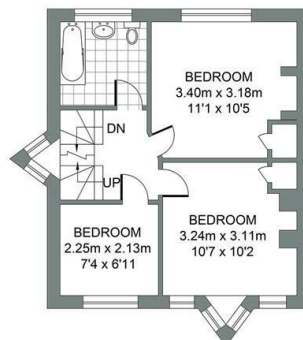
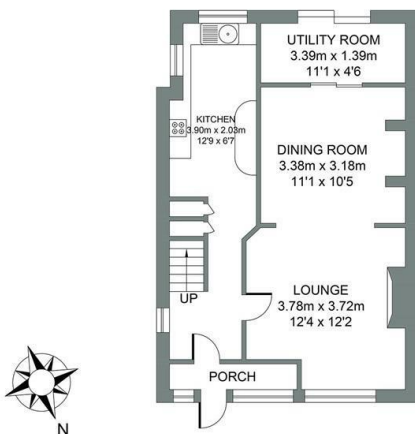
Approximate Gross Internal Area  
35.34 sq m / 380.39 sq ft

### TOP FLOOR

Approximate Gross Internal Area  
24.85 sq m / 267.48 sq ft

### GARAGE

Approximate Gross Internal Area  
11.79 sq m / 126.90 sq ft



ELM DRIVE

Total Area : 118.52m<sup>2</sup> = 1275.73ft<sup>2</sup>

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