



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

2 Queens Parade  
Hove  
East Sussex  
BN3 8JG

Tel: 01273 322766

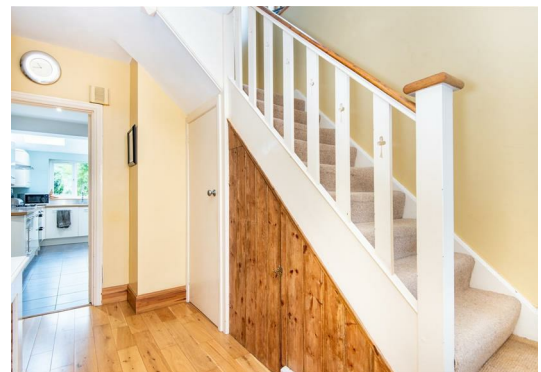
Email: [sales@wpgsussex.co.uk](mailto:sales@wpgsussex.co.uk)



## 46 Roman Road Hove BN3 4LA



We are very pleased to introduce to the market this **FANTASTICALLY PRESENTED** semi-detached **FAMILY HOME** having been **EXTENDED** and with benefits including **OFF STREET PARKING** via a private driveway, a **SIZEABLE LAWNED WEST FACING REAR GARDEN** and that all important family sized **OPEN PLAN KITCHEN/DINING ARRANGEMENT**. The property further benefits from its **EXCELLENT LOCATION** running between New Church Road and the seafront in Hove, close to Wish Park and Hove Lagoon.



**Asking Price £875,000 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: 3 BEDROOMS, A BATHROOM, 2 SEPARATE WC'S (ONE ON EACH FLOOR), A RECEPTION HALLWAY AND A SUPERB OPEN PLAN LIVING SPACE INCORPORATING THE FAMILY SIZED KITCHEN/DINER SPANNING THE REAR OF THE GROUND FLOOR and opening onto the garden.

In terms of OUTSIDE SPACE, the property has a front garden and a PRIVATE DRIVEWAY with space for 2 cars. There is a BEAUTIFUL WEST FACING REAR GARDEN which enjoys a bright, sunny aspect.

The house is in SUPERB ORDER THROUGHOUT and is a property that benefits hugely from its SUPERB LOCATION with access to great transport links, green spaces, HOVE SEAFRONT, Rockwater, numerous coffee shops and Hove Lagoon. The whole area south of New Church Road has its own unique feel and is one of the more highly regarded areas of Brighton and Hove.

- IMPRESSIVE EXTENDED SEMI-DETACHED FAMILY HOME
- FABULOUS FAMILY SIZED OPEN PLAN KITCHEN/DINER
- A LARGE THROUGH LOUNGE/FRONT TO BACK LIVING SPACE
- BATHROOM AND 2 SEPARATE WC'S (ONE ON EACH FLOOR)

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		78
(81-91)	B		
(69-80)	C		
(55-68)	D	58	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



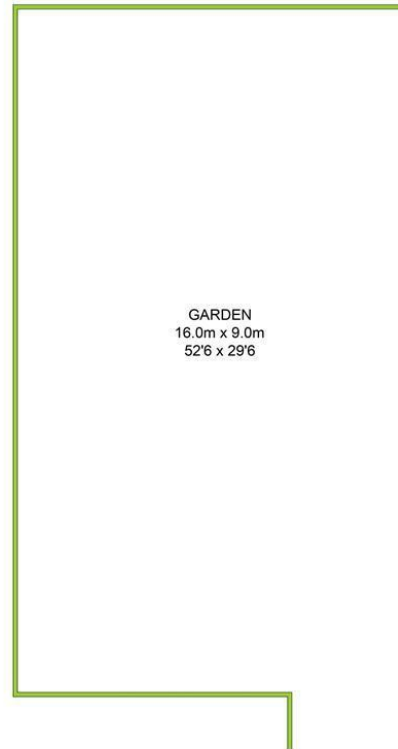
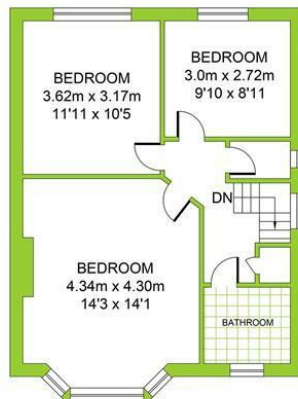
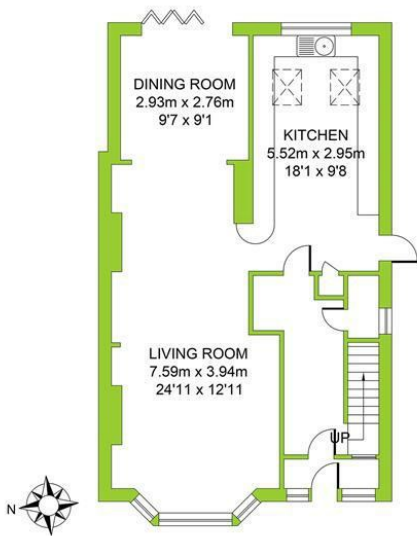
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
67.14 sq m / 722.68 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
51.36 sq m / 552.83 sq ft



## ROMAN ROAD

Total Area : 118.50m<sup>2</sup> = 1275.52ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
© Weatherill Property Group

You may download, store and use the material for your own personal use and research. You may not republish, retransmit, redistribute or otherwise make the material available to any party or make the same available on any website, online service or bulletin board of your own or of any other party or make the same available in hard copy or in any other media without the website owner's express prior written consent. The website owner's copyright must remain on all reproductions of material taken from this website.