



WEATHERILL
Property Group
Your Property Matters

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50 Rowan Avenue Hove BN3 7JG

We are very pleased to present this well-sized, extended, 3-storey family home with benefits including a private decked and lawned SOUTH-WEST FACING REAR GARDEN backing onto a nearby park, an extended open-plan ground floor and a superb loft conversion, being located close to Hangleton Road, in walking distance of good primary and secondary schools, bus and train services, local shops and cafes in Hove.



Offers In The Region Of £550,000 Freehold

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



Viewing

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

Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS (INCLUDING AN EN-SUITE), A RECEPTION HALLWAY, A SPACIOUS LANDING/STAIRWELL, LARGE THROUGH LOUNGE/DINING ROOM WITH ADJACENT KITCHEN AND A GROUND FLOOR CLOAKROOM/UTILITY ROOM.

In terms of outside space there are 2 PARKING SPACES TO THE FRONT of the property and the house has a FANTASTIC DECKED AND LAWNED LEVEL WEST FACING REAR GARDEN completed with storage shed. The property is in good order throughout, has tasteful uPVC replacement double glazed windows, gas central heating and is EXTREMELY WELL LOCATED.

- AN IMPRESSIVE AND VERSATILE 3 STOREY FAMILY HOME
- 4 BEDROOMS & 2 BATHROOMS INCLUDING AN EN-SUITE
- USEFUL GROUND FLOOR UTILITY ROOM AND WC
- AN EXTENDED THROUGH LOUNGE/DINING ROOM

EPC

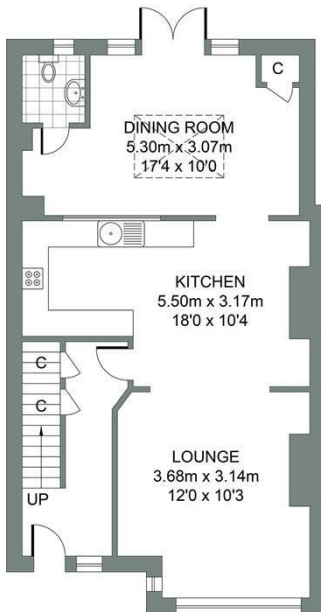
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(81-91) B			
(69-80) C		73	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

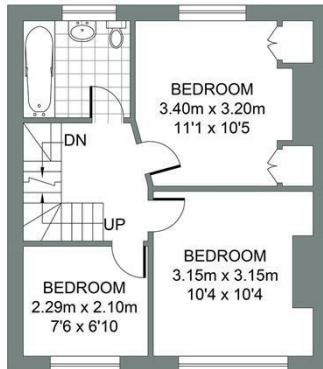
GROUND FLOOR

Approximate Gross Internal Area
54.31 sq m / 584.58 sq ft



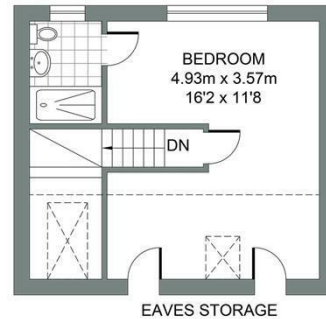
FIRST FLOOR

Approximate Gross Internal Area
35.51 sq m / 382.22 sq ft



SECOND FLOOR

Approximate Gross Internal Area
27.31 sq m / 293.96 sq ft



ROWAN AVENUE

Total Area : 117.13m² = 1260.77ft²

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