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Company Registration No: 11397540

W
WEATHERILL
Property Group
Your Property Matters

15 Rowan Avenue
Hove
BN3 7JF

PRICE GUIDE *** £450,000 TO £475,000 *** FREEHOLD

We are pleased to present this good sized, extended semi-detached family home with benefits including OFF STREET PARKING to the front, an 80ft level lawned rear garden complete with useful GARDEN ROOM/HOME OFFICE, being located close to Goldstone Primary School, excellent local shopping facilities and the new Flour Pot Bakery in Hangleton.

Price Guide £450,000 Freehold

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

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

Agents Notes

Arranged over two floors, the accommodation within briefly comprises: UP TO 4 BEDROOMS (BEDROOM 4/STUDY), A BATHROOM, AN 'L' SHAPED FAMILY SIZED KITCHEN/DINER WITH ADJACENT CONSERVATORY AND A SEPARATE 'GROWN UPS' LOUNGE.

In terms of outside space, there is OFF STREET PARKING to the front of the property, a side gate affording access from front to back and a generous paved and lawned rear garden complete with GARDEN ROOM. The property is well located, very convenient for numerous good schools, transport links and local shops at either end of the road. Bus services pass by affording access to the city centres. There are plenty of green spaces in the area and several local coffee shops.

- AN IMPRESSIVE & VERSATILE SEMI DETACHED FAMILY HOME
- EXTENDED GROUND FLOOR ADDING TO THE LIVING SPACE
- UP TO 4 BEDROOMS (BEDROOM 4/STUDY)
- OPEN PLAN 'L' SHAPED KITCHEN & LIVING SPACE WITH ADJACENT CONSERVATORY

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		82
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		

England & Wales EU Directive 2002/91/EC
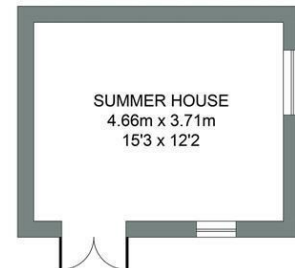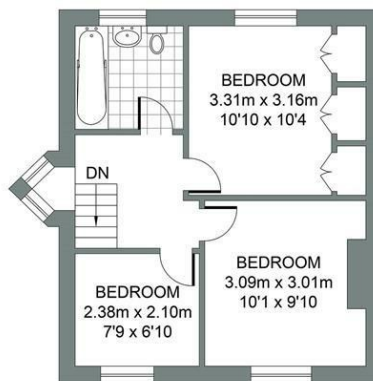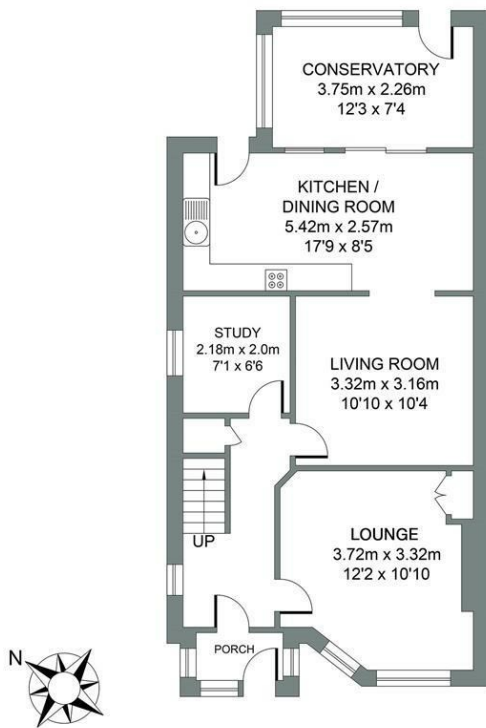
Floor plans

GROUND FLOOR
Approximate Gross Internal Area
60.42 sq m / 650.35 sq ft

FIRST FLOOR
Approximate Gross Internal Area
34.48 sq m / 371.13 sq ft

SUMMER HOUSE
Approximate Gross Internal Area
17.29 sq m / 186.10 sq ft

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CONSERVATORY
3.75m x 2.26m
12'3 x 7'4

KITCHEN /
DINING ROOM
5.42m x 2.57m
17'9 x 8'5

STUDY
2.18m x 2.0m
7'1 x 6'6

LIVING ROOM
3.32m x 3.16m
10'10 x 10'4

UP

LOUNGE
3.72m x 3.32m
12'2 x 10'10

PORCH

N

DN

BEDROOM
3.31m x 3.16m
10'10 x 10'4

BEDROOM
3.09m x 3.01m
10'1 x 9'10

BEDROOM
2.38m x 2.10m
7'9 x 6'10

SUMMER HOUSE
4.66m x 3.71m
15'3 x 12'2

ROWAN AVENUE

Total Area : 112.19m² = 1207.60ft²

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