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Company Registration No: 11397540



15 Rowan Avenue Hove BN3 7JF

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.



Offers In The Region Of £425,000 Freehold

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- 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

Viewing

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.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		62
(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

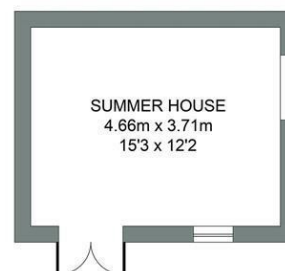
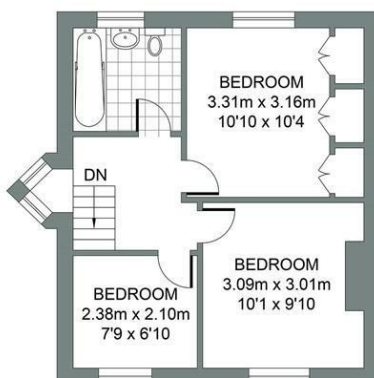
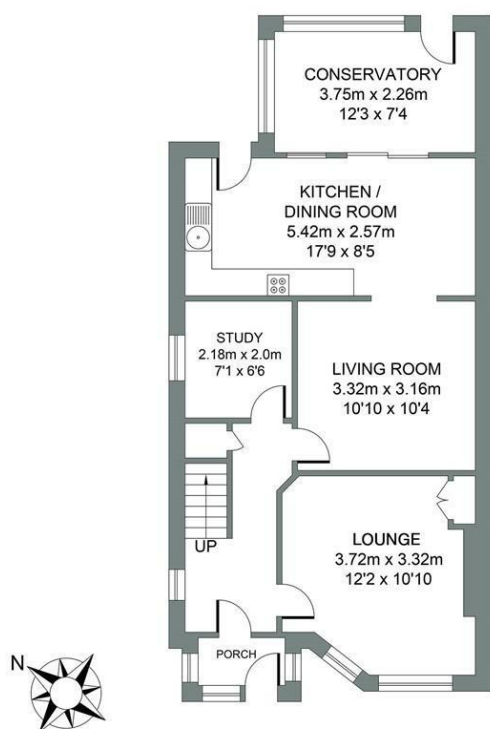
Approximate Gross Internal Area
60.42 sq m / 650.35 sq ft

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



ROWAN AVENUE

Total Area : 112.19m² = 1207.60ft²

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