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WEATHERILL
Property Group
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11a Norman Road Hove BN3 4LS

FEELS LIKE A HOUSE....Incredibly spacious, split level maisonette with countless benefits including a stunning lounge with sea views, its own front door (no shared entrance), huge landings and stairwell giving the feel of a house, located close to Wish Park and Hove Lagoon and seafront.



Offers In The Region Of £550,000 Leasehold

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), AN ADDITIONAL CLOAKROOM/WC, VERY SPACIOUS HALLWAYS, LANDINGS AND STAIRWELLS, LARGE WEST FACING LOUNGE AND THAT ALL IMPORTANT FAMILY SIZED 'EAT IN' KITCHEN.

The property benefits greatly from its almost coastal location, positioned roughly equidistant between Wish Park and Hove Lagoon, Hove promenade and the beach. The property is in EXCELLENT ORDER THROUGHOUT stylishly decorated and with a stunning kitchen and beautiful bathroom fittings. There is gas central heating and tasteful uPVC double glazing.

- AN INCREDIBLY LARGE & VERSATILE 3 STOREY MAISONETTE
- SPACIOUS HALLWAYS, LANDINGS AND STAIRWELLS
- OWN STREET ENTRANCE, ELIMINATING THE NEED FOR SHARED HALLWAYS
- 4 DOUBLE BEDROOMS

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	67	
(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

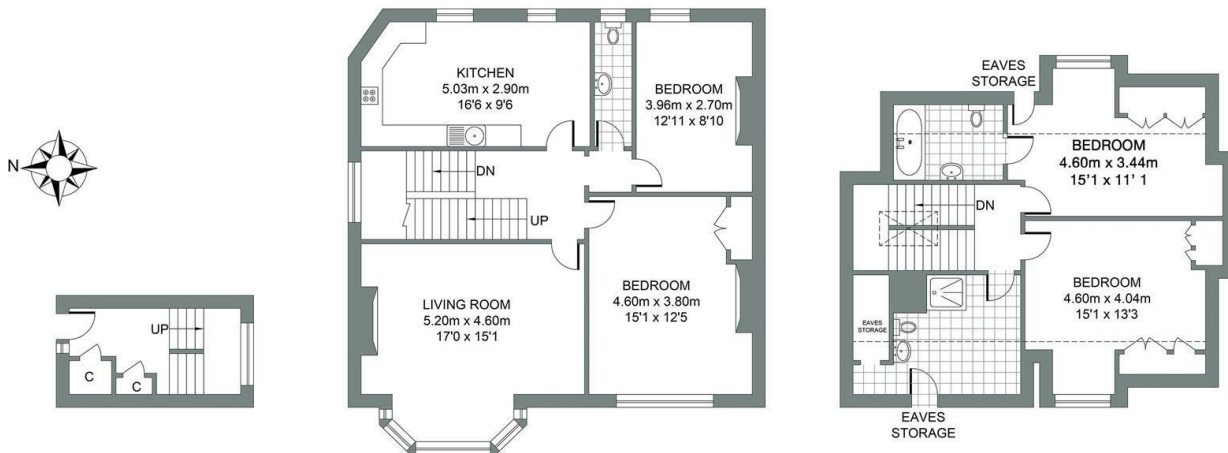
Approximate Gross Internal Area
7.98 sq m / 85.89 sq ft

FIRST FLOOR

Approximate Gross Internal Area
81.32 sq m / 875.32 sq ft

SECOND FLOOR

Approximate Gross Internal Area
54.77 sq m / 589.53 sq ft



NORMAN ROAD

Total Area : 144.07m² = 1550.75ft²

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