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Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



62 Downland Drive Hove BN3 8GJ

A fantastic opportunity to purchase a very well laid out spacious **GROUND FLOOR FLAT** complete with its own street entrance, **FRONT AND REAR GARDENS**, offered for sale with **NO ONWARD CHAIN** and being located in the ever popular Hangleton area.



Asking Price £250,000 Leasehold

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



- AN IMPRESSIVE & WELL LAID OUT GROUND FLOOR FLAT
- FANTASTIC FRONT & REAR GARDENS
- 1 DOUBLE BEDROOM
- FABULOUS BATHROOM WITH WHITE SUITE AND WINDOW

Viewing

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

Agents Notes

The accommodation within briefly comprises: A DOUBLE BEDROOM, A BATHROOM WITH A WINDOW, A LARGE LOUNGE/DINING ROOM OPENING ONTO THE REAR GARDEN, ENTIRELY SEPARATE WELL FITTED KITCHEN, THERE IS A SPACIOUS RECEPTION HALLWAY WITH PLENTY OF STORAGE.

In terms of outside space, the property has a LARGE SOUTH FACING REAR GARDEN, a front garden, some really useful garden storage and is a property that is an ideal FIRST TIME BUY OR BUY TO LET. The flat is well located within a popular location, close to the shops and cafes in Hangleton Road.

EPC

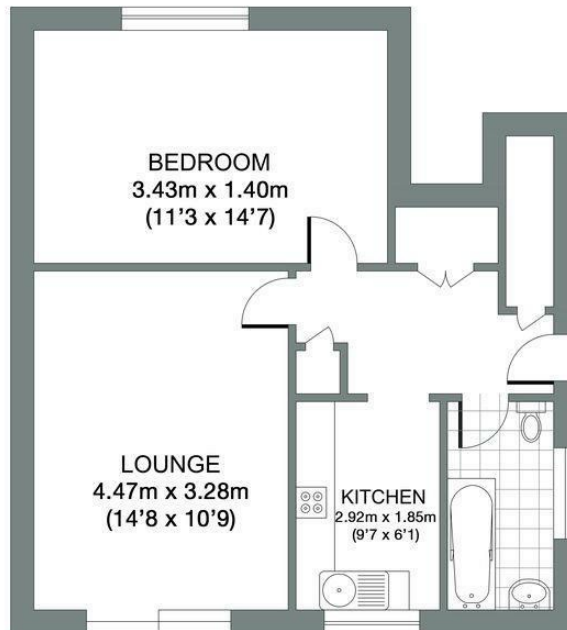
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C		67	75
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR

Approximate Gross Internal Area
46.0 sq m / 495.13 sq ft



DOWNLAND DRIVE

Total Area : 46.0m² = 495.13ft²

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