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Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



66 Amberley Drive Hove BN3 8JP

The Weatherill Property Group are very pleased to present this good sized, extended, semi-detached family home with benefits including a master bedroom with an en-suite shower room, that all important family sized kitchen/diner, a sizeable west facing rear garden and located in Hove's ever popular Hangleton area.



Asking Price £475,000 Freehold

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



- A VERY LARGE, EXTENDED, SEMI-DETACHED FAMILY HOME
- THREE FLOORS OF GENEROUSLY WELL PROPORTIONED ACCOMMODATION
- 4 BEDROOMS AND 2 BATHROOMS INCLUDING AN EN-SUITE

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 ENTRANCE HALL, A GOOD SIZED LOUNGE COMPLETE WITH LOG BURNER AND THAT ALL IMPORTANT FAMILY SIZED KITCHEN/DINNING ARRANGEMENT.

In terms of outside space there is a front garden, a sizeable WEST FACING REAR GARDEN complete with useful outside storage and a Juliet balcony which affords fantastic westerly and coastal views. The house is in good order throughout, benefits greatly from its location and elevation and is a very attractive, well proportioned family home.

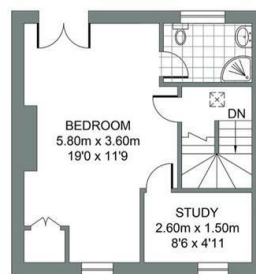
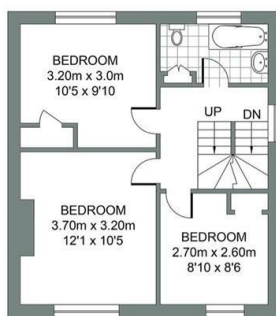
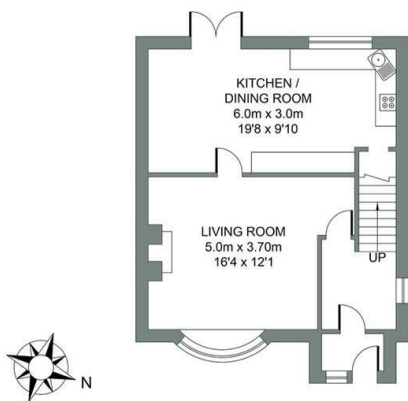
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		61	
(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	FIRST FLOOR	SECOND FLOOR	OUTBUILDING
Approximate Gross Internal Area 45.70 sq m / 491.91 sq ft	Approximate Gross Internal Area 43.0 sq m / 462.84 sq ft	Approximate Gross Internal Area 38.40 sq m / 413.33 sq ft	Approximate Gross Internal Area 8.16 sq m / 87.83 sq ft



AMBERLEY DRIVE

Total Area : 135.26m² = 1455.92ft²

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