



## 43 Aldrington Avenue Hove BN3 7EL

\*\*\*Guide Price £500,000-£550,000\*\*\* Weatherills are pleased to present this semi-detached family home that would benefit greatly from a program of modernisation and re-decoration, with a generous south and east facing rear garden and offered for sale with NO ONWARD CHAIN. Being located in a very popular location close to Hove Park and Aldrington Station.



**Price Guide £500,000 Freehold**



## 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 3 BEDROOMS (BEDROOM 3 CURRENTLY ARRANGED AS A 2ND KITCHEN), A BATHROOM WITH A WHITE SUITE, AN ENTRANCE HALL, A PORCH, A LOUNGE, A SEPARATE DINING ROOM AND A KITCHEN.

Outside there is a front garden, a side pathway linking front to back and a GOOD SIZED REAR GARDEN. The property would be in need of modernisation, however, it is considered the quality of the location will be of significant interest to plenty of potential buyers.

- A GOOD SIZED SEMI-DETACHED FAMILY HOME IN NEED OF MODERNISATION
- A FANTASTIC OPPORTUNITY FOR A PURCHASER TO MAKE A HOUSE THEIR OWN
- 3 BEDROOMS
- BATHROOM

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		80
(81-91)	B		
(69-80)	C		
(55-68)	D	59	
(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

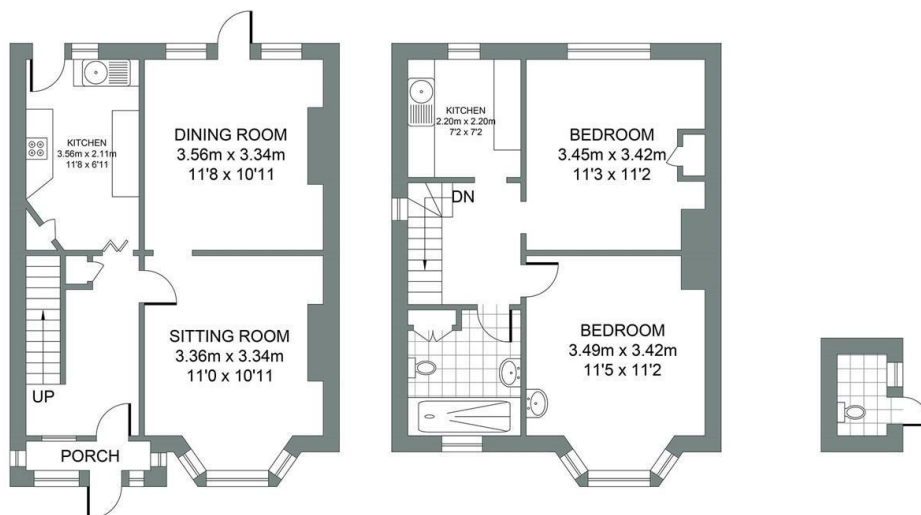
Approximate Gross Internal Area  
41.51 sq m / 446.80 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
40.01 sq m / 430.66 sq ft

### WC

Approximate Gross Internal Area  
1.41 sq m / 15.17 sq ft



ALDRINGTON AVENUE

Total Area : 82.93m<sup>2</sup> = 892.65ft<sup>2</sup>

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