

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



**47 Wilfrid Road
Hove
BN3 7FJ**



Weatherills are pleased to present this sizeable, extended, very versatile semi-detached family home, offered for sale with **NO ONWARD CHAIN**, having a south and east facing rear garden, **OFF STREET PARKING** and occupying a generous corner plot close to both Hangleton Road and Old Shoreham Road in Hove.



Offers In The Region Of £400,000 Freehold

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 two floors, the accommodation within briefly comprises: 2 DOUBLE BEDROOMS, A BATHROOM WITH A WHITE SUITE, 2 ENTIRELY SEPARATE AND VERY LARGE RECEPTION ROOMS, AN ENTRANCE HALL AND A KITCHEN.

In terms of outside space, the property has OFF STREET PARKING to the front, a front garden, a side passageway affording access from front to back and a GOOD SIZED SOUTH AND EAST FACING REAR GARDEN. The property is offered for sale with NO ONWARD CHAIN, is extremely versatile in its layout and at the same time, larger than many of the other houses in the local area.

- A VERY VERSATILE, EXTENDED, SEMI-DETACHED FAMILY HOME
- A PROPERTY THAT OCCUPIES A GENEROUS CORNER PLOT
- CLOSE TO HANGLETON ROAD & OLD SHOREHAM ROAD IN HOVE

EPC

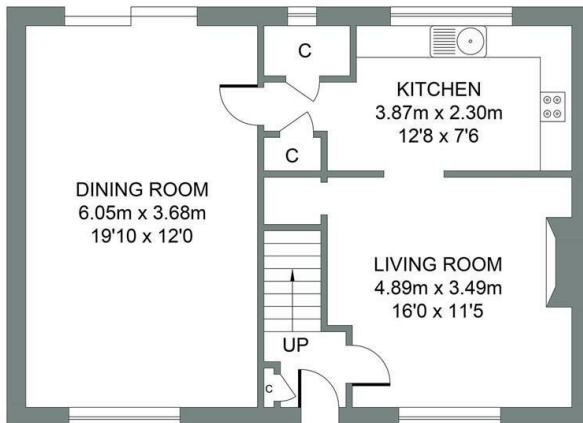
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		66	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

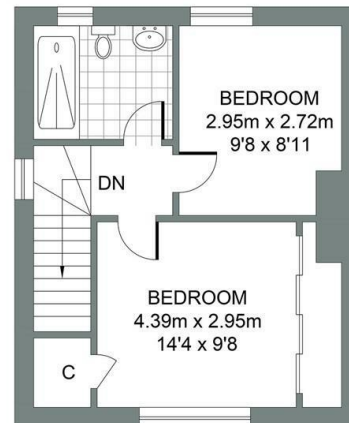
GROUND FLOOR

Approximate Gross Internal Area
52.45 sq m / 564.56 sq ft



FIRST FLOOR

Approximate Gross Internal Area
29.58 sq m / 318.39 sq ft



WILFRED ROAD

Total Area : 82.03m² = 882.96ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
© Weatherill Property Group