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Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



30 High Park Avenue Hove BN3 8PE

The Weatherill Property Group are very pleased to present this deceptively spacious, extended and versatile FAMILY HOME with many benefits including OFF STREET PARKING, a larger than average GARAGE, a GARDEN ROOM and a 100ft level rear garden. Being located in the heart of Hove's ever popular Hangleton area.



Offers Over £550,000 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: 4 BEDROOMS PLUS A STUDY AND A GARDEN ROOM, A LUXURY BATHROOM, AN ENTIRELY SEPARATE SHOWER ROOM, AN ENTRANCE HALL, A LARGE OPEN PLAN LIVING SPACE WITH DINING AREA AND KITCHEN WITH A PENINSULAR BREAKFAST BAR.

In terms of outside space, there is OFF STREET PARKING to the front, a very large garage, a GARDEN ROOM and a 100ft level rear garden being laid to lawn with patio area. The property is offered for sale in excellent decorative order, has gas central heating, SEA VIEWS, useful built in storage and tasteful uPVC double glazing. Located close to good schools, green spaces, excellent local shopping parades, bus services and coffee shops including the Flour Pot Bakery.

- IMPRESSIVE AND VERSATILE SEMI-DETACHED FAMILY HOME
- 4 BEDROOMS PLUS A STUDY AND GARDEN ROOM
- A LUXURY BATHROOM AND AN ENTIRELY SEPARATE LUXURY SHOWER ROOM
- MODERN OPEN PLAN KITCHEN/DINING AND LIVING SPACE

EPC

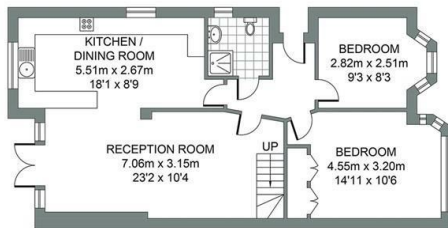
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C		71	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

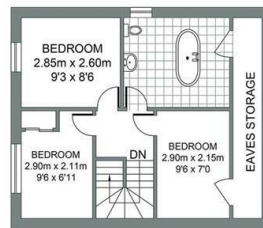
GROUND FLOOR

Approximate Gross Internal Area
67.29 sq m / 724.30 sq ft



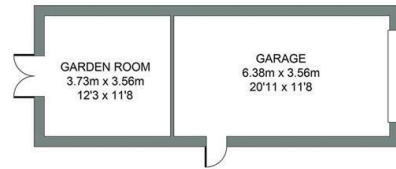
FIRST FLOOR

Approximate Gross Internal Area
42.15 sq m / 453.69 sq ft



OUTBUILDING

Approximate Gross Internal Area
36.35 sq m / 391.26 sq ft



HIGH PARK AVENUE

Total Area : 145.79m² = 1569.27ft²

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