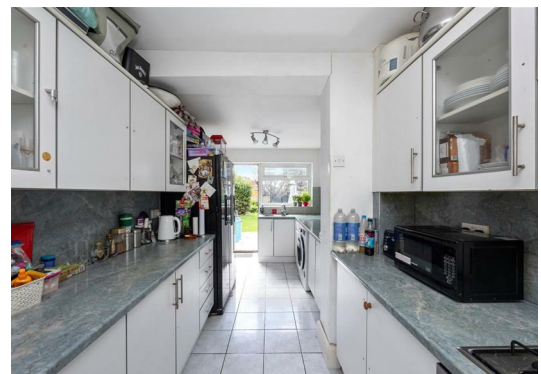


2 Queens Parade, Hove BN3 8JG | 01273 322766
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Company Registration No: 11397540

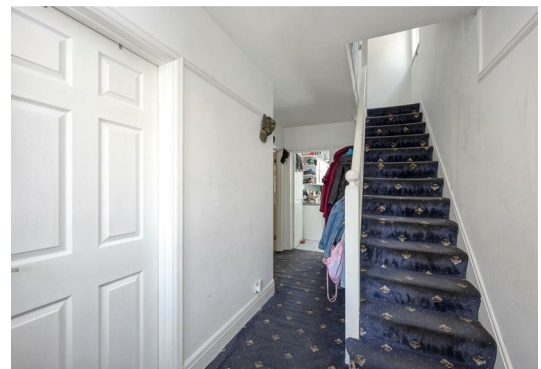


WEATHERILL
Property Group
Your Property Matters



232 Old Shoreham Road Hove BN3 7EG

The Weatherill Property Group are pleased to present this good sized and versatile semi detached family home, which would benefit greatly from a program of modernisation and redecoration. The house has benefits including a **SIZEABLE SOUTH FACING REAR GARDEN**, off street parking to the front and being location in Hove's ever popular Aldrington area.



Offers In The Region Of £525,000 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: 3 BEDROOMS, A BATHROOM, AN ENTRANCE HALL, A LOUNGE, A DINING ROOM, AN EXTENDED KITCHEN AND A CONSERVATORY.

In terms of outside space, there is OFF STREET PARKING to the front and a generous SOUTH FACING REAR GARDEN. The property would benefit from modernisation and redecoration, however, it has some useful assets including good storage, gas central heating and uPVC double glazed windows. The property is located in the popular Aldrington area, close to local shops, bus services and within walking distance of the delightful Hove Park.

- A VERY LARGE SEMI-DETACHED FAMILY HOME
- PROGRAM OF MODERNISATION REQUIRED
- AN OPPORTUNITY TO IMPROVE & ENLARGE (subject to consents)
- 3 DOUBLE BEDROOMS
- 2 LARGE RECEPTION ROOMS
- EXTENDED KITCHEN

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			83
(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	



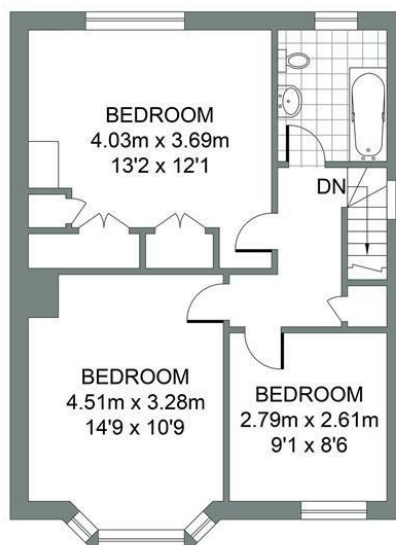
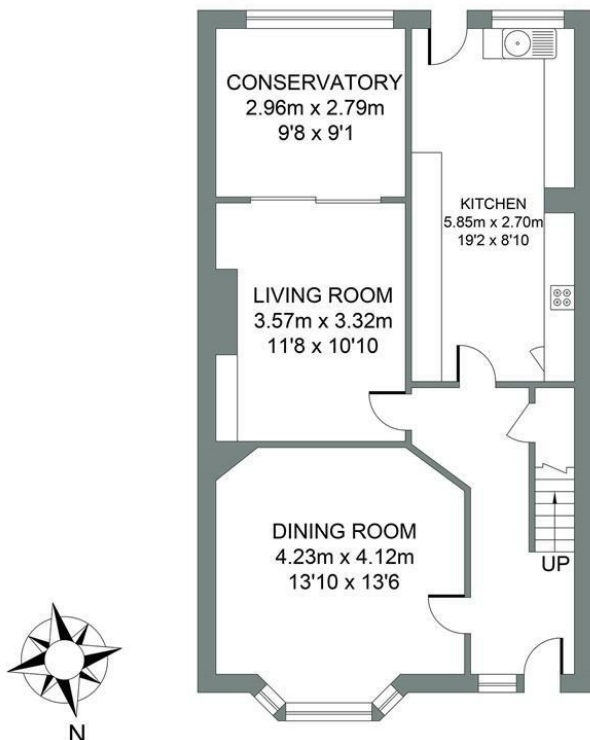
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
64.45 sq m / 693.73 sq ft

FIRST FLOOR

Approximate Gross Internal Area
47.29 sq m / 509.02 sq ft



OLD SHOREHAM ROAD

Total Area : 111.74m² = 1202.75ft²

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