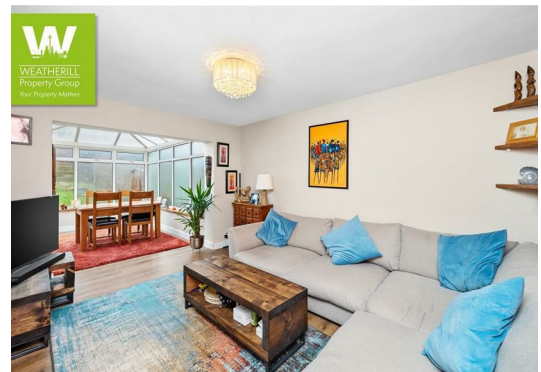


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Company Registration No: 11397540

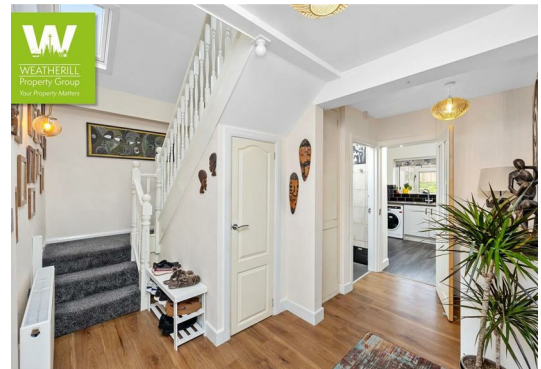


WEATHERILL
Property Group
Your Property Matters



44 Meadway Crescent Hove BN3 7NL

Weatherill Property Group are very pleased to present this **LARGE EXTENDED SEMI-DETACHED FAMILY HOME** with benefits including **FANTASTIC LIVING SPACE** with access onto the **LARGE REAR GARDEN**, A **SHARED DRIVEWAY** and good room sizes throughout, located in Hove's ever popular **NEVILL AREA**.



Offers In The Region Of £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 DOUBLE BEDROOMS, A FABULOUS WET ROOM, AN ADDITIONAL CLOAKROOM/WC, A SPACIOUS RECEPTION HALLWAY AND STAIRWELL, A LARGE LOUNGE AND CONSERVATORY STYLE DINING AREA AND A KITCHEN COMPLETE WITH BUILT IN APPLIANCES.

In terms of OUTSIDE SPACE, there is a front garden, a SHARED DRIVEWAY and a LARGE REAR GARDEN laid mainly to lawn. The property has good room sizes throughout, gas central heating, and is EXTREMELY WELL LOCATED in terms of schools, green spaces, local shops at The Grenadier and the new Flour Pot Bakery.

- REDUCED by a VERY MOTIVATED SELLER in HOVE'S NEVILL AREA
- IMPRESSIVE having been EXTENDED 4 DOUBLE BEDROOM HOME
- WET ROOM with WC PLUS ADDITIONAL CLOAKROOM/WC
- LARGE LOUNGE/DINING ROOM WITH ACCESS ONTO THE GARDEN

EPC

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



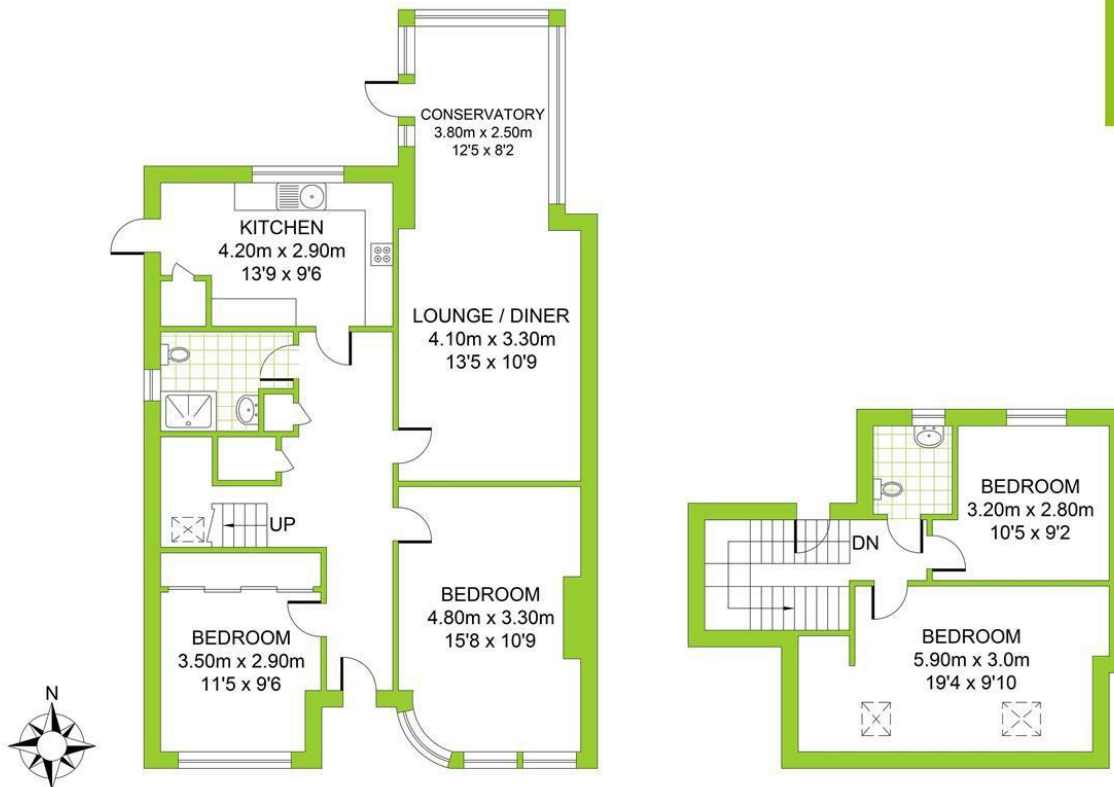
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
82.30 sq m / 885.86 sq ft

FIRST FLOOR

Approximate Gross Internal Area
33.75 sq m / 363.28 sq ft



MEADWAY CRESCENT

Total Area : 116.05m²= 1249.15ft²

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