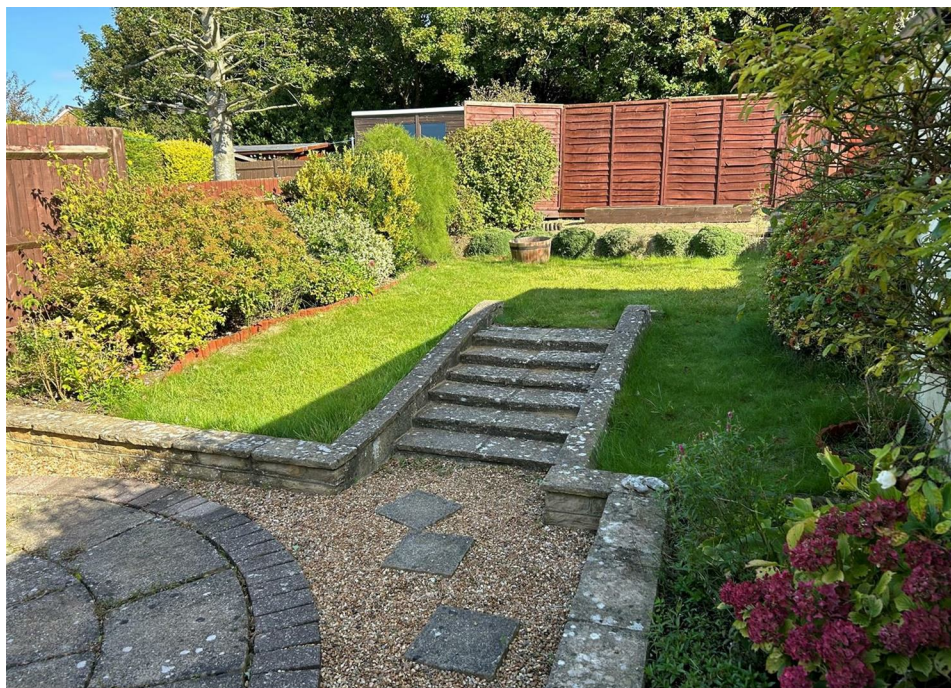


2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



75 Lark Hill Hove BN3 8PH

The Weatherill Property Group are very pleased to present this very well laid out, semi detached BUNGALOW with benefits including a GARAGE, a fantastic rear garden, offered for sale with NO ONWARD CHAIN and located in the ever popular Hangleton area.



Offers In The Region Of £375,000 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 a single level, the accommodation within briefly comprises: 2 DOUBLE BEDROOMS, A BATHROOM, AN ENTRANCE HALL, A GOOD SIZED SOUTH FACING LOUNGE, AN ENTIRELY SEPARATE DINING ROOM AND A KITCHEN.

In terms of outside space, there is a front garden, a shared driveway that leads to the garage and a FANTASTIC REAR GARDEN that backs onto a neighbouring park. The property has gas central heating, uPVC double glazing, is in good order throughout and represents good value for money in this VERY DESIRABLE LOCATION close to excellent local shopping facilities and coffee shop as well as green spaces, good schools and bus services.

- GOOD SIZED, VERSATILE SEMI DETACHED BUNGALOW
- 2 DOUBLE BEDROOMS & 1 BATHROOM
- SOUTH FACING LOUNGE
- KITCHEN AND ADJACENT DINING ROOM
- FABULOUS REAR GARDEN
- OFFERED FOR SALE WITH NO ONWARD CHAIN

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		90
(81-91) B		
(69-80) C	72	
(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	



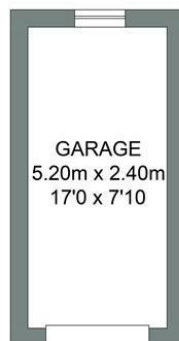
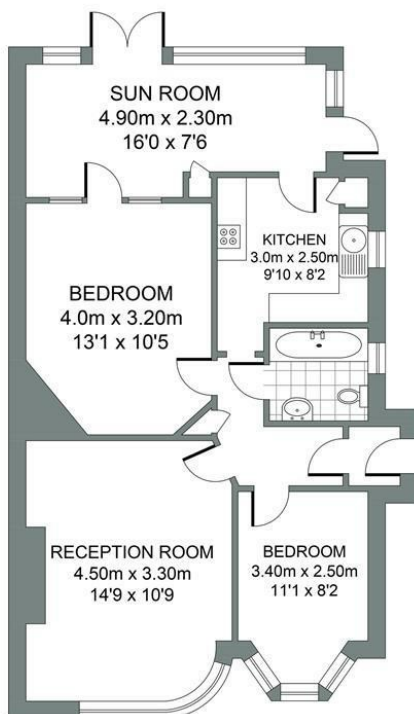
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
61.99 sq m / 667.25 sq ft

GARAGE

Approximate Gross Internal Area
12.48 sq m / 134.33 sq ft



LARK HILL

Total Area : 74.47m² = 801.58 ft²

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