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Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



12 St. Helens Crescent Hove BN3 8EP

The Weatherill Property Group are pleased to present this good sized and well laid out DETACHED FAMILY HOME that requires modernisation and redecoration, benefitting from a WEST FACING REAR GARDEN, a private driveway and garage and offered for sale with NO ONWARD CHAIN with Hove's Hangleton Valley Drive 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: 3 BEDROOMS, A BATHROOM, AN ADDITIONAL GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A LOUNGE/DINING ROOM, A KITCHEN/BREAKFAST ROOM AND A LEAN TO.

In terms of outside space there is a PRIVATE DRIVE, A GARAGE, a pretty front garden and a WEST FACING REAR GARDEN. The property has gas central heating, good storage, FANTASTIC WESTERLY VIEWS from the rear windows and is, of course, very well located in a QUIET RESIDENTIAL POSITION close to local shops, buses and green spaces. There are good schools within the area as well as cafes including a Flour Pot Bakery.

- A VERSATILE DETACHED FAMILY HOME WITH SCOPE FOR ENLARGEMENT & IMPROVEMENT
- AN OPPORTUNITY FOR A PURCHASER TO GET TO WORK AND MAKE A HOUSE THEIR OWN
- 3 BEDROOMS
- BATHROOM PLUS CLOAKROOM/WC
- A LOUNGE/DINING ROOM

EPC

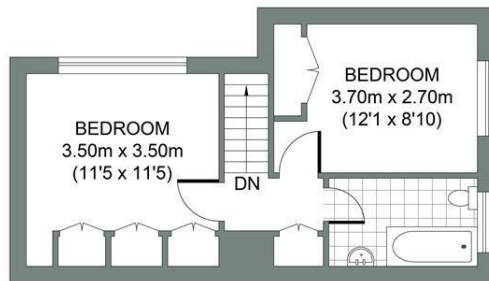
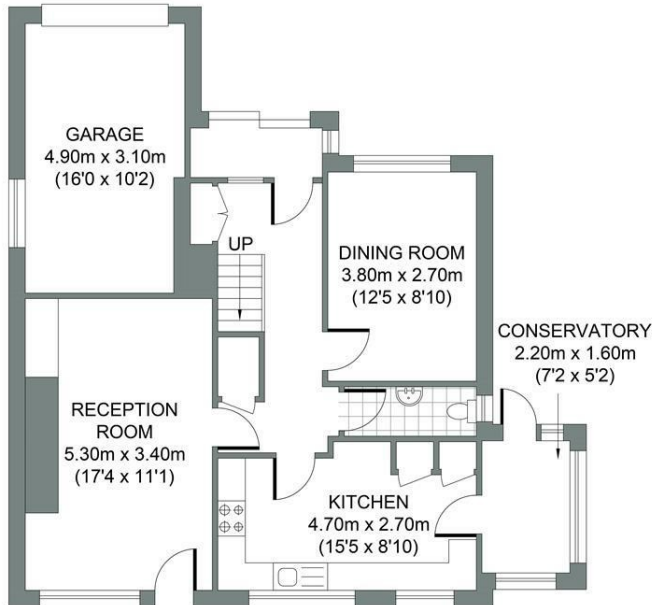
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		84
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E	49	
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
76.23 sq m / 820.53 sq ft

FIRST FLOOR
Approximate Gross Internal Area
32.03 sq m / 344.76 sq ft



ST HELENS CRESCENT

Total Area : 108.26m² = 1165.29ft²

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