

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

Company Registration No: 11397540

**W**  
WEATHERILL  
Property Group  
*Your Property Matters*



## 12 St. Helens Crescent Hove BN3 8EP

WEATHERILLS 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, Hove's Hangleton Valley Drive area.



## Offers In The Region Of £500,000 Freehold

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://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

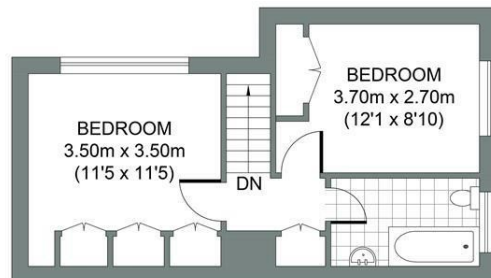
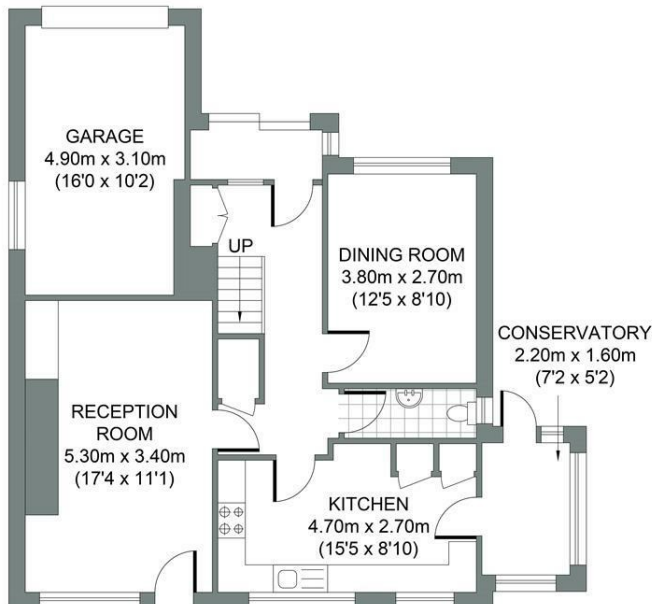
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		 <b>84</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>	 <b>49</b>	
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 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 : 108.26m<sup>2</sup> = 1165.29ft<sup>2</sup>

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