

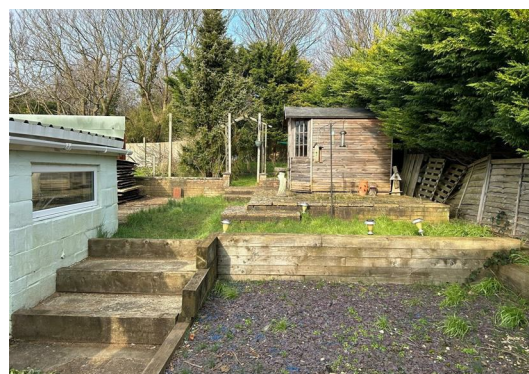
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Company Registration No: 11397540



73 Lark Hill Hove BN3 8PH

FULLY AVAILABLE SERIOUS OFFERS CONSIDERED We are pleased to present this good sized semi-detached bungalow, offering SCOPE FOR ENLARGEMENT AND IMPROVEMENT, with benefits including a garage, a very large rear garden, solar panels and an Air Source heat pump, offered for sale with NO ONWARD CHAIN. Hove's Hangleton area.



Offers In The Region Of £325,000 Freehold

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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 SOUTH FACING LOUNGE WITH LOG BURNER AND A KITCHEN. In terms of outside space the property has an unusually large, very wide shared driveway that leads to the garage. There is a 100ft rear garden complete with summerhouse.

Further benefits include 2 PV panel arrays (solar panels) backed up by batteries that were fitted last year and an Air Source heat pump supplying hot water and heat, these are owned and also enjoy the benefit of a feed in tariff. The property does require updating but offers scope for improvement and for a potential buyer to ADD SOME VALUE. Lark Hill is located close to the local shopping parades in Hangleton and is on a bus route, there are plenty of green spaces, good local schools and cafes close by.

- AN IMPRESSIVE AND WELL LAID OUT SEMI-DETACHED BUNGALOW
- SCOPE FOR ENLARGEMENT, IMPROVEMENT AND TO ADD VALUE
- 2 DOUBLE BEDROOMS
- BATHROOM
- A SOUTH FACING LIVING ROOM WITH LOG BURNER

EPC

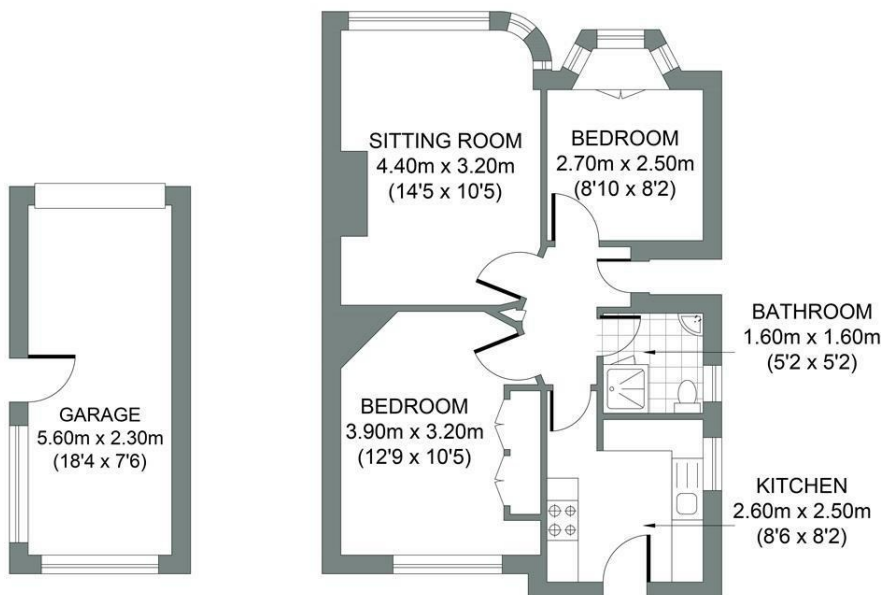
Energy Efficiency Rating

	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

GARAGE	GROUND FLOOR
Approximate Gross Internal Area 12.88 sq m / 138.63 sq ft	Approximate Gross Internal Area 46.61 sq m / 501.70 sq ft



LARK HILL

Total Area : 59.49m² = 640.33ft²

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