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38 Lynchets Crescent Hove BN3 8EL

The Weatherill Property Group are very pleased to present a **DECEPTIVELY SPACIOUS**, semi-detached **FAMILY HOME** with a generous wraparound rear garden, **PRIVATE DRIVEWAY**, offered for sale with **NO ONWARD CHAIN** and being located in the heart of Hove's ever popular and evergreen Hangleton Valley Drive area.



Offers Over £500,000 Freehold

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Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation within briefly comprises: 3 DOUBLE BEDROOMS, 2 BATHROOMS (INCLUDING AND EN-SUITE TO BEDROOM 1), AN 'L' SHAPED RECEPTION HALLWAY, A LOUNGE AREA LINKING WITH THAT ALL IMPORTANT FAMILY SIZED KITCHEN/DINER WHICH IN TURN HAS A VAULTED CEILING ADDED TO THE FEELING OF SPACIOUSNESS.

In terms of outside space, the property has a front garden, a private drive providing PLENTY OF OFF STREET PARKING and a fantastic wraparound WEST FACING REAR GARDEN emphasising the generous size of the plot.

The property is located in the heart of Hangleton Valley Drive, close to open green spaces, bus services and very good local schools. The house is in good decorative order throughout, has gas central heating, tasteful uPVC replacement double glazed windows, and importantly, is offered for sale with NO ONWARD CHAIN.

- A REALLY WELL PRESENTED VERSATILE AND SPACIOUS FAMILY HOME
- AN ENVIABLE SIZED PLOT WITH GENEROUS FRONTAGE AND LARGE GARDEN
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS INCLUDING AN EN-SUITE
- A FAMILY SIZED OPEN PLAN KITCHEN/DINER COMPLETE WITH VAULTED CEILING

EPC

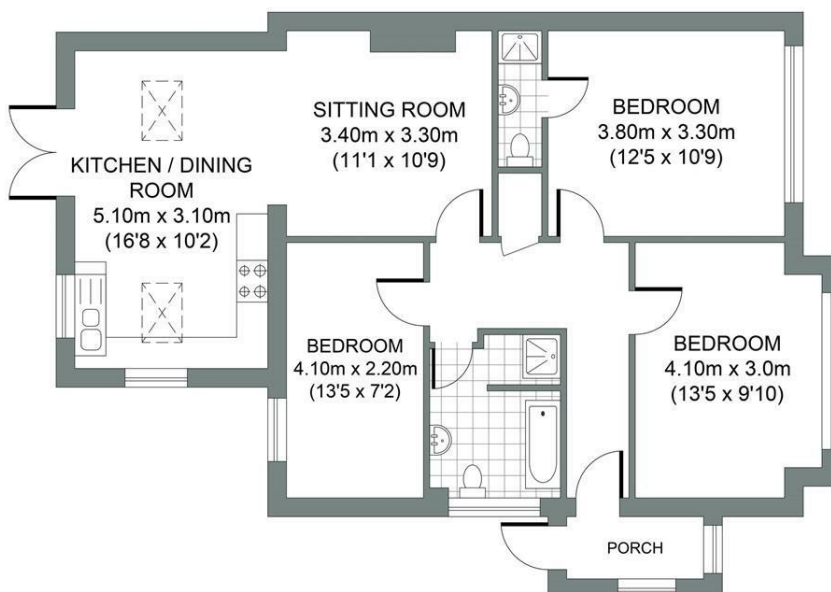
Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		94
(81-91) B	83	
(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

Approximate Gross Internal Area
82.06 sq m / 883.28 sq ft



LYNCHETS CRESCENT

Total Area : 82.06m² = 883.28ft²

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