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Company Registration No: 11397540



41 Broad Rig Avenue Hove BN3 8EW

Weatherills are delighted to offer for sale this very good sized and well laid out semi-detached family home with benefits including that all important family sized eat in kitchen, 2 entrances, beautiful front and rear gardens and a private drive, located in the heart of Hove's ever popular Hangleton Valley Drive area.



Offers In The Region Of £550,000 Freehold

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Viewing

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

Agents Notes

Having a split level layout, the accommodation briefly comprises: 3 BEDROOMS, A BATHROOM, AN ADDITIONAL SEPARATE WC, AN ENTRANCE HALL, A LARGE LOUNGE, A FAMILY SIZED KITCHEN/DINER AND A VERY USEFUL UTILITY/STORAGE ROOM.

Linked to the house, there is a second entrance, therefore a covered walkway providing access to the utility/storage room (formerly the garage). There is OFF STREET PARKING to the front, a lovely rear garden complete with decked sun terrace and summerhouse. The property is considered to be in excellent decorative order throughout, has gas central heating, good storage and tasteful uPVC replacement double glazed windows.

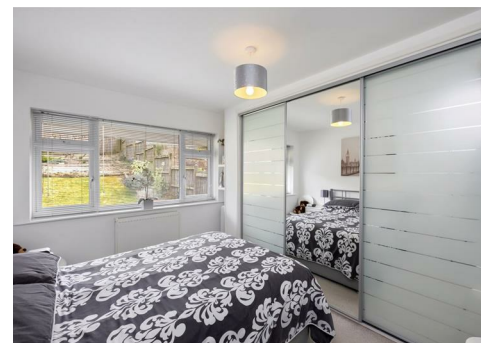
There are good schools within the area as well as local shopping parades, bus services and cafes including a Flour Pot Bakery.

- AN IMPRESSIVE SEMI-DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- A FAMILY BATHROOM AND AN ADDITIONAL WC
- FAMILY SIZED KITCHEN/DINING ROOM
- A LARGE WEST FACING LOUNGE
- OFF STREET PARKING

EPC

Energy Efficiency Rating

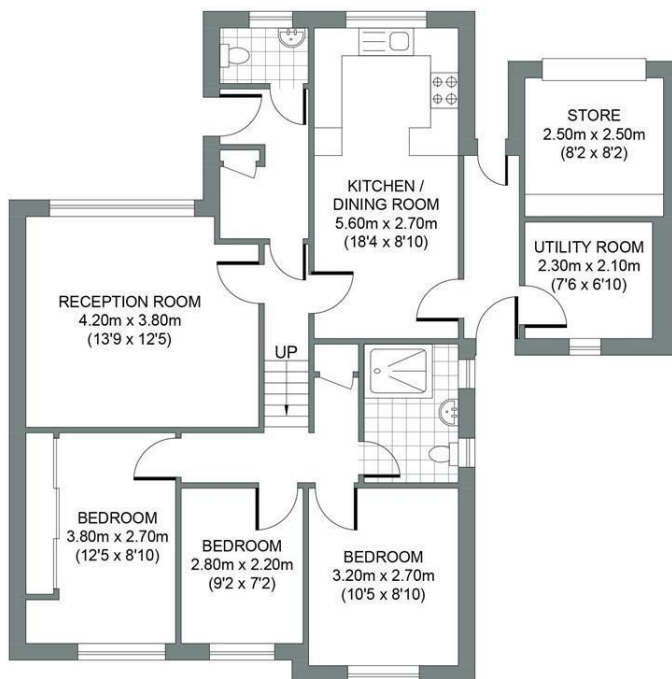
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C	69	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR

Approximate Gross Internal Area
91.49 sq m / 984.79 sq ft



BROAD RIG AVENUE

Total Area : 91.49m² = 984.79ft²

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