

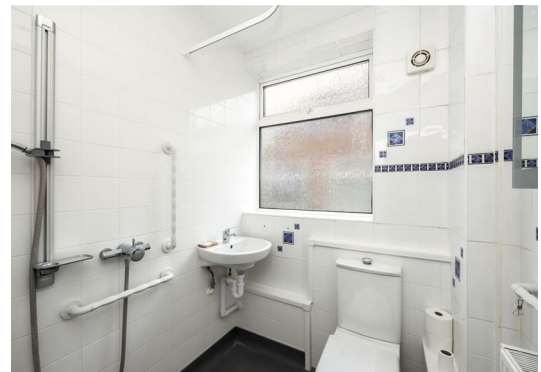
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Company Registration No: 11397540



## 35 West Way Hove BN3 8LS

Weatherills are very pleased to present this good size semi-detached family home with benefits including a garage, a good sized rear garden, a very versatile layout and being located close to green spaces and numerous good schools within Hove's ever popular Hangleton area.



## Offers In The Region Of £450,000 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

The accommodation briefly comprises;  
3 DOUBLE BEDROOMS, A  
BATHROOM (WET ROOM), A SOUTH  
FACING LOUNGE, A SEPARATE  
DINING ROOM, A SPACIOUS  
ENTRANCE HALL AND A KITCHEN.

In terms outside space, there is a front  
garden, a shared driveway that leads to  
the garage and a fabulous level lawned  
rear garden. The property is in good  
decorative order throughout, has gas  
central heating and benefits greatly  
from its location being close to local  
schools, excellent shopping facilities  
bus services and cafes as well as  
plenty of green spaces.

- AN IMPRESSIVE AND SPACIOUS FAMILY HOME
- 3 DOUBLE BEDROOMS
- 2 LARGE RECEPTION ROOMS
- BATHROOM (WET ROOM) WITH A WHITE SUITE
- A SHARED DRIVEWAY AND GARAGE
- GAS CENTRAL HEATING AND DOUBLE GLAZING

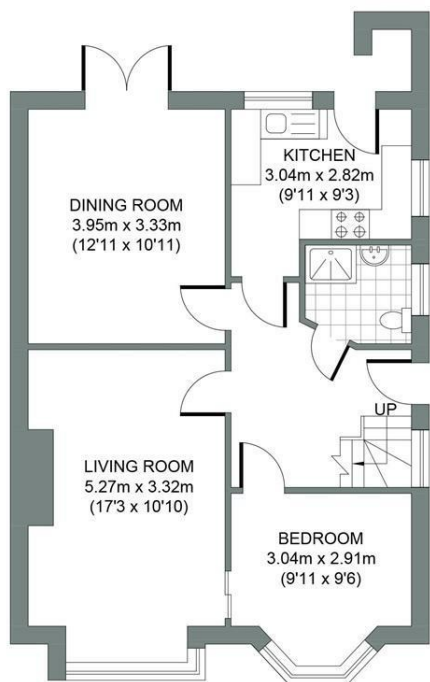
## EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>86</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>60</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

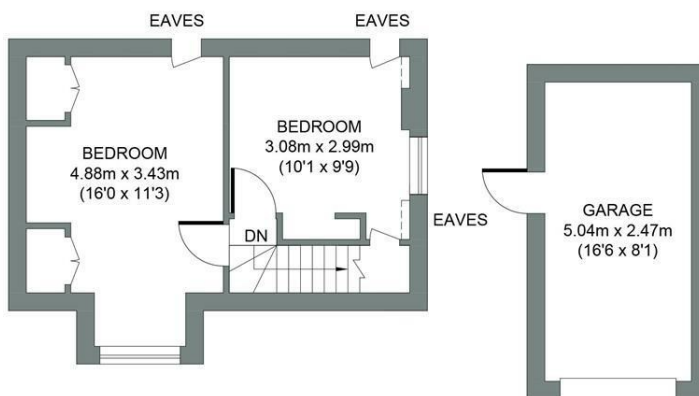


## Floor plans

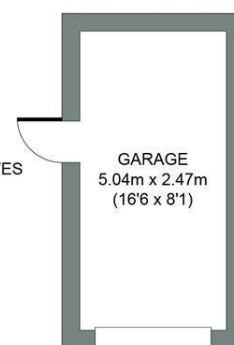
**GROUND FLOOR**  
Approximate Gross Internal Area  
58.44 sq m / 629.04 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
27.09 sq m / 291.59 sq ft



**GARAGE**  
Approximate Gross Internal Area  
12.45 sq m / 134.01 sq ft



WEST WAY

Total Area (Excluding Garage): 85.53m<sup>2</sup> = 920.63ft<sup>2</sup>

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