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Company Registration No: 11397540



36 Broad Rig Avenue Hove BN3 8EW

We are very pleased to present this GOOD SIZED DETACHED BUNGALOW with countless benefits including A PRIVATE DRIVE & garage , a CONSERVATORY complete with air con , A SIZEABLE WEST FACING REAR GARDEN and being located in the heart of Hove's ever popular HANGLETON VALLEY DRIVE AREA.



Offers In The Region Of £475,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

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

Agents Notes

The property is **SPLIT LEVEL** with accommodation briefly comprising: 3 **DOUBLE BEDROOMS**, A **SHOWER ROOM**, A **SEPARATE WC**, A **SPLIT LEVEL LANDING AND HALLWAY**, A **LARGE LOUNGE**, A **WELL EQUIPPED KITCHEN** and an **ADJACENT CONSERVATORY**.


In terms of **OUTSIDE SPACE** the property boasts A **GENEROUS FRONT GARDEN**, A **PRIVATE DRIVEWAY** THAT LEADS TO THE **GARAGE** AND A **GOOD SIZED SOUTH AND WEST FACING LAWNED REAR GARDEN**.

Other benefits include tasteful **uPVC replacement double glazed windows** and **good storage**.

- GOOD SIZED AND WELL PRESENTD DETCHED BUNGALOW
- Versatile layout with capacity to change / enlarge and or extend....
- Great views FRONT & REAR
- PRIVATE DRIVE AND GARAGE
- 3 DOUBLE BEDROOMS

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	40	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



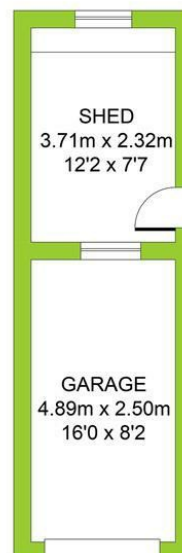
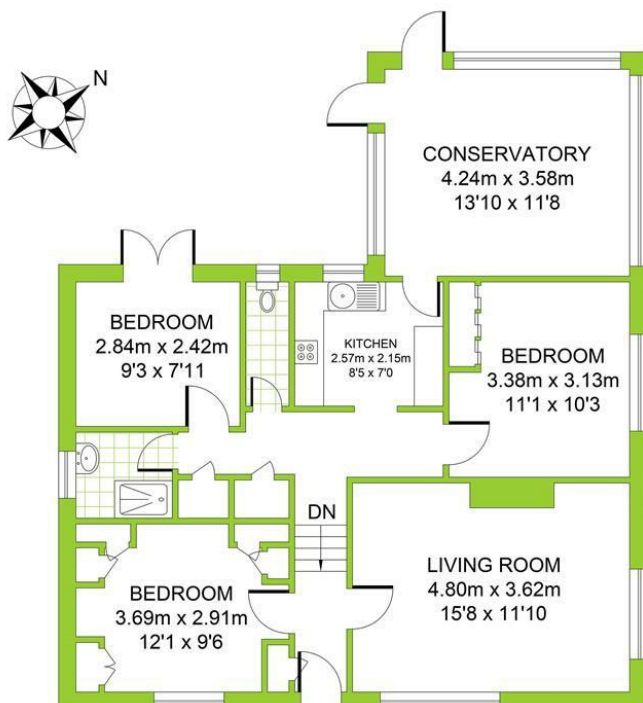
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
83.69 sq m / 900.83 sq ft

OUTBUILDING

Approximate Gross Internal Area
22.25 sq m / 239.49 sq ft



W
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BROAD RIG AVENUE

Total Area : 105.94m²= 1140.32ft²

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