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6 King George VI Drive Hove BN3 6XF

Weatherills are pleased to present this larger than average, 3 storey extended semi-detached family home with a SOUTH FACING REAR GARDEN, off street parking and a very versatile lower floor, being located close to Hove Park within Hove's ever popular Goldstone Valley area.



Offers In The Region Of £700,000 Freehold

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Viewing

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

Agents Notes

Arranged over 3 floors, the accommodation briefly comprises: 4 BEDROOMS, A FANTASTIC FAMILY BATHROOM, GROUND FLOOR CLOAKROOM/WC, RECEPTION HALLWAY, A LARGE THROUGH LOUNGE/DINING ROOM, A LOVELY MODERN KITCHEN/BREAKFAST ROOM WITH ADJACENT LOUNGE/TV ROOM AND AN ADDITIONAL OPEN PLAN LIVING SPACE OR 'SUITE' WITH AN ADJACENT UTILITY ROOM AND DOORS OPENING ONTO THE REAR GARDEN.

In terms of outside space, there is OFF STREET PARKING to the front and a very good sized SOUTH FACING REAR GARDEN with beautiful seating areas and lawn. The house enjoys fantastic southerly views from the upper floors.

The property is considered to be in excellent decorative order throughout, versatile in its layout and greatly benefits from its location within the very popular Goldstone Valley area of Hove, close to bus services, a local shopping parade, Hove Park and access onto the A27 and A23.

- VERSATILE AND EXTENDED 3 STOREY FAMILY HOME
- 4 BEDROOMS
- THROUGH LOUNGE/DINING ROOM PLUS A TV ROOM/SNUG
- LARGE ADDITIONAL LIVING SPACE OPENING ONTO THE GARDEN
- LOVELY MODERN KITCHEN/BREAKFAST ROOM

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	59	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

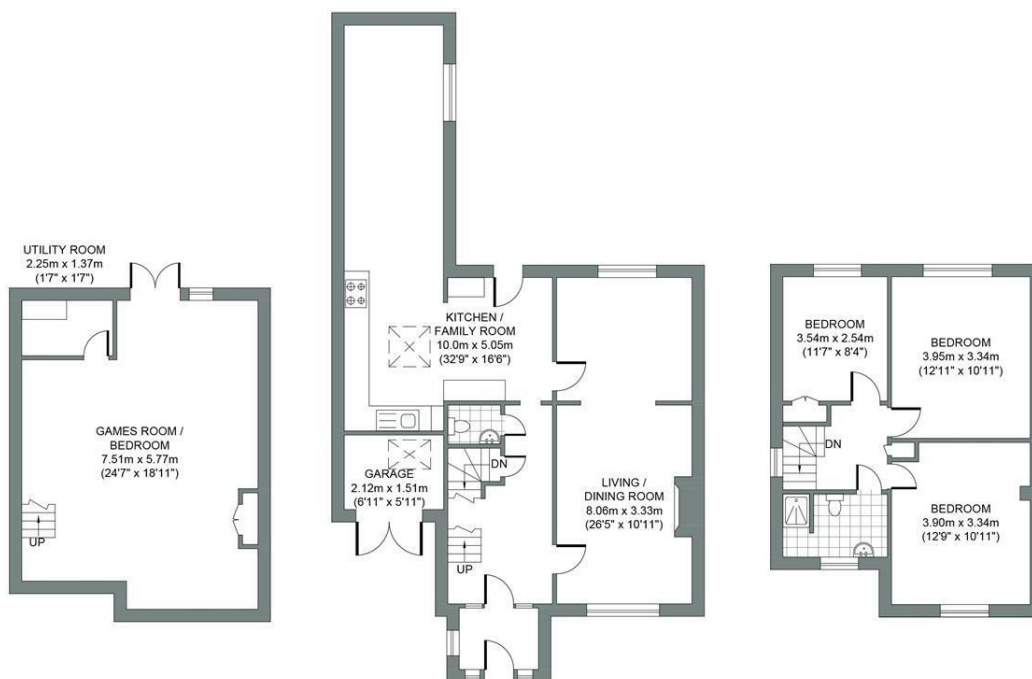


Floor plans

LOWER GROUND FLOOR
Approximate Gross Internal Area
41.56 sq m / 447.34 sq ft

GROUND FLOOR
Approximate Gross Internal Area
79.36 sq m / 854.22 sq ft

FIRST FLOOR
Approximate Gross Internal Area
44.51 sq m / 479.10 sq ft



KING GEORGE IV DRIVE

Total Area : 165.43m² = 1780.67ft²

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