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Company Registration No: 11397540



36 Dale View Hove BN3 8LB

Weatherills are very pleased to present this good sized semi-detached family home that offers scope for continued enlargement and improvement, benefitting from a south facing garden, fantastic views from the front, offered for sale with NO ONWARD CHAIN and being located in Hove's ever popular Hangleton area.



Offers In The Region Of £450,000 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 BEDROOMS, A BATHROOM, AN ADDITIONAL EN-SUITE WC ADJACENT TO BEDROOM 1, A RECEPTION HALLWAY, A LARGE THROUGH LOUNGE/DINING ROOM AND A KITCHEN LARGE ENOUGH TO EAT IN.

In terms of outside space, there is a good sized front garden and a large SOUTH FACING REAR GARDEN.

The property would benefit greatly from a program of modernisation and redecoration and offers a potential purchaser the opportunity to make a house their own.

Dale View is ideally situated close to good local schools, shopping parades and cafes including a Flour Pot Bakery. There are regular bus services and lovely green spaces nearby.

- A VERY GOOD SIZED, EXTENDED, SEMI-DETACHED FAMILY HOME
- PLENTY OF SCOPE FOR ENLARGEMENT AND IMPROVEMENT
- 3 DOUBLE BEDROOMS
- A BATHROOM AND AN ADDITIONAL EN SUITE WC
- A LARGE THOUGH LOUNGE/DINING ROOM

EPC

Energy Efficiency Rating

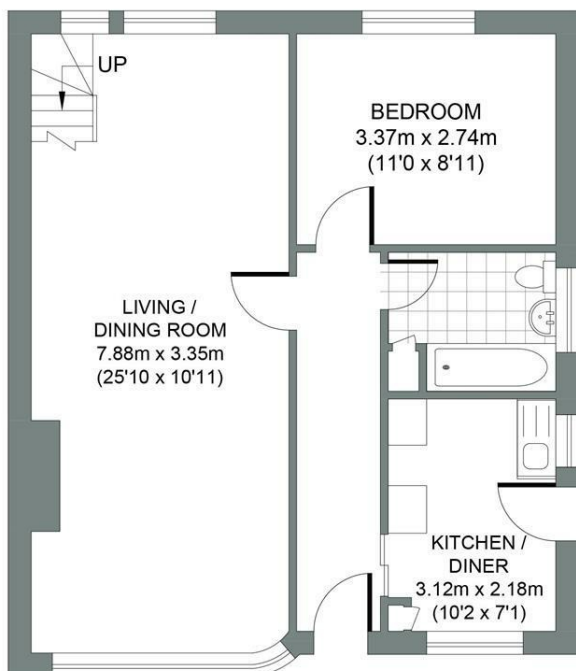
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		80
(69-80) C		
(55-68) D		
(39-54) E	45	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

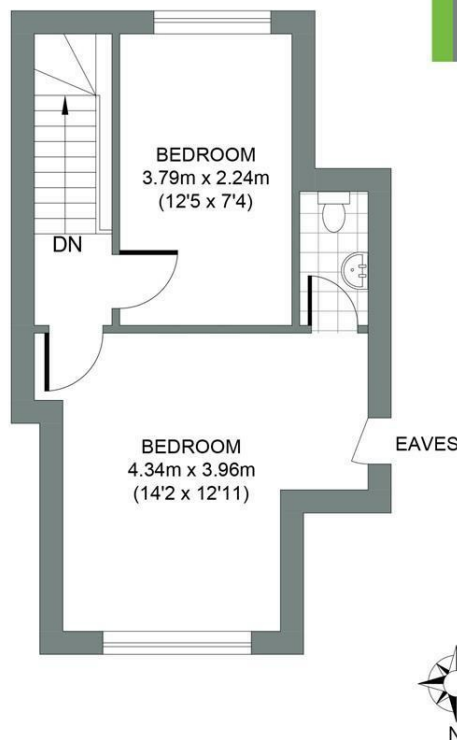
GROUND FLOOR

Approximate Gross Internal Area
53.87 sq m / 579.85 sq ft



FIRST FLOOR

Approximate Gross Internal Area
28.47 sq m / 306.44 sq ft



DALE VIEW

Total Area : 82.34m² = 886.29ft²

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