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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 £400,000 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 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

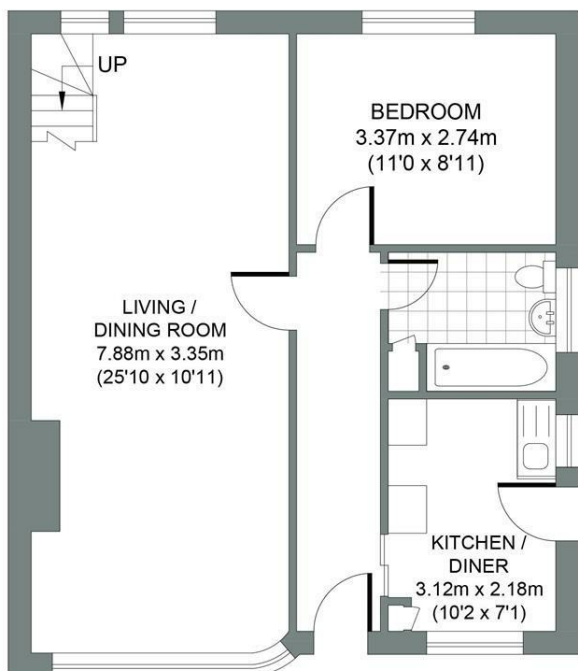
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		80
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>	45	
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Floor plans

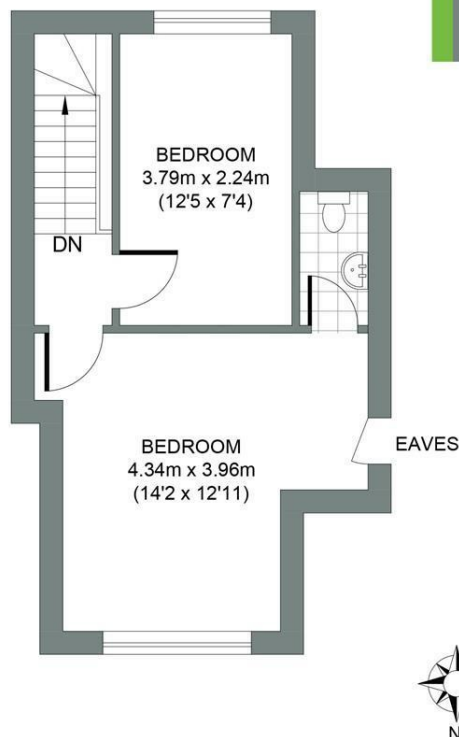
### GROUND FLOOR

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 : 82.34m<sup>2</sup> = 886.29ft<sup>2</sup>

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