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51 Drove Road Portslade BN41 2PA

The Weatherill Property Group are very pleased to present this very attractive Art Deco style (1930's) extended semi-detached family home with benefits including a beautiful wraparound garden, a larger than average garage, sea views from the upper floors, occupying a large corner plot in the heart of Portslade's highly regarded and historic Old Village.



Offers Over £550,000 Freehold

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Viewing

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

Agents Notes

The accommodation is arranged over 3 floors and briefly comprises: 4 BEDROOMS, A BATHROOM, AN ADDITIONAL GROUND FLOOR SHOWER ROOM/CLOAKROOM & WC, A LARGE SOUTH FACING LOUNGE, A FANTASTIC OPEN PLAN KITCHEN/DINER COMPLETE WITH ADJACENT SNUG AND A UTILITY ROOM.

In terms of outside space, the property boasts a fantastic wraparound garden offering a MUCH LARGER THAN AVERAGE CORNER PLOT. There is some very useful 'underhouse' storage, OFF STREET PARKING to the front and a LARGE GARAGE. The property is offered for sale in stunning decorative order throughout and offers a purchaser a great deal of potential and scope to make even more of the house if they so wish.

Further benefits include gas central heating, double glazing, good storage and is located within the very popular Portslade Village with it's open green spaces and walks, local buses and shops and several good local schools.

- A TRULY FANTASTIC, EXTENDED 4 BEDROOM FAMILY HOME
- ENORMOUS CORNER PLOT WITH FABULOUS GARDEN TO 3 SIDES
- PLENTY OF OFF STREET PARKING AND A LARGE GARAGE
- SOUTH FACING LOUNGE WITH LOG BURNER

EPC

Energy Efficiency Rating

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



Floor plans

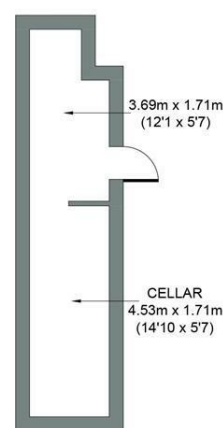
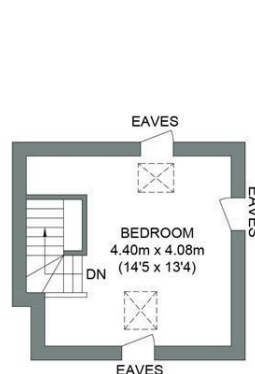
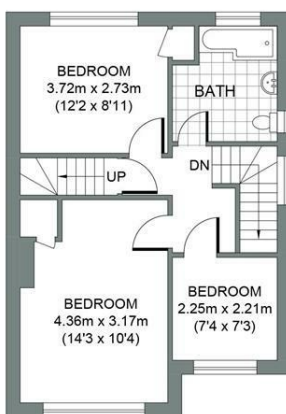
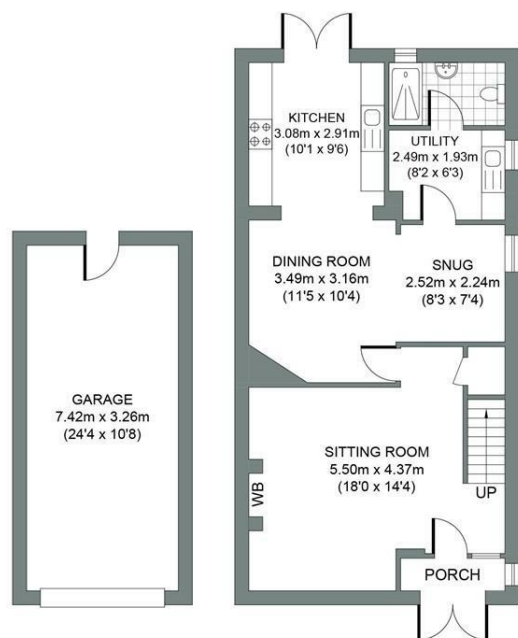
GARAGE
Approximate Gross Internal Area
24.19 sq m / 260.37 sq ft

GROUND FLOOR
Approximate Gross Internal Area
62.38 sq m / 671.45 sq ft

FIRST FLOOR
Approximate Gross Internal Area
42.51 sq m / 457.57 sq ft

SECOND FLOOR
Approximate Gross Internal Area
17.49 sq m / 188.26 sq ft

CELLAR
Approximate Gross Internal Area
13.57 sq m / 146.06 sq ft



DROVE ROAD

Total Area (Excluding Garage & Outbuilding) : 122.38m² = 1317.28ft²

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