

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



32 Greenleas Hove BN3 8AD

Weatherills are very proud to present this individually refurbished and redesigned semi-detached family home with several benefits including a beautiful 'L' shaped open plan living space and kitchen, a sizeable WEST FACING REAR GARDEN, off street parking and a garage. The property backs onto a lovely open green space in Hove.



Offers In The Region Of £600,000 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 accommodation within is arranged over a single level and briefly comprises: 3 DOUBLE BEDROOMS, A FABULOUS BATHROOM WITH A WHITE SUITE, AN ENTRANCE HALLWAY, A LARGE 'L' SHAPED OPEN PLAN FAMILY SIZED KITCHEN, LIVING SPACE AND DINING AREA BEAUTIFULLY FITTED INCLUDING A LARGE PENINSULAR UNIT.

In terms of outside space, the property has a long front garden, off street parking and a garage and a fantastic secluded WEST FACING REAR GARDEN with a lovely seating area and lawn.

The property is located in a very attractive and highly regarded cul-de-sac backing onto open green space in the form of Greenleas, a large park in Hove's Hangleton area. There are several good schools in the area, comprehensive local shopping facilities and cafes including a Flour Pot Bakery.

- AN INDIVIDUALLY REFURBISHED AND REDESIGNED FAMILY HOME
- 3 DOUBLE BEDROOMS
- A FANTASTIC MODERN LUXURY BATHROOM WITH SHOWER
- STUNNING OPEN PLAN KITCHEN, LIVING AND DINING SPACE

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		85
(81-91) B		
(69-80) C	69	
(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

GROUND FLOOR

Approximate Gross Internal Area
94.94 sq m / 1021.92 sq ft

GARAGE

Approximate Gross Internal Area
11.68 sq m / 125.72 sq ft

