

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

Company Registration No: 11397540



## 3 Chichester Close Hove BN3 8ET

The Weatherill Property Group are pleased to present a semi-detached family home in Hove's popular Hangleton area. Key features include a good-sized rear garden, gas central heating and no onward chain.



**Offers In The Region Of £375,000 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

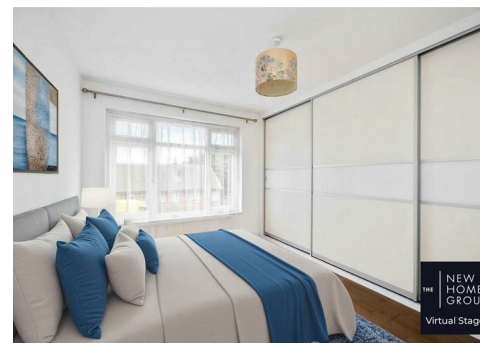
The accommodation within comprises:  
3 BEDROOMS, A BATHROOM, AN  
ENTRANCE HALL, A LOUNGE, A  
SEPARATE DINING ROOM AND A  
KITCHEN.

The property features a front garden  
with side access to a generously sized  
rear garden, accessible from the  
kitchen. It benefits from gas central  
heating, ample storage, and a  
convenient location, making it ideal for  
first-time buyers or buy-to-let investors.

- Now Vacant , very MOTIVATED SELLER , SERIOUS OFFERS £££ Considered
- GOOD SIZED WELL PRESENTED SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- BATHROOM WITH WHITE SUITE
- A LOUNGE AND ENTIRELY SEPARATE DINING ROOM

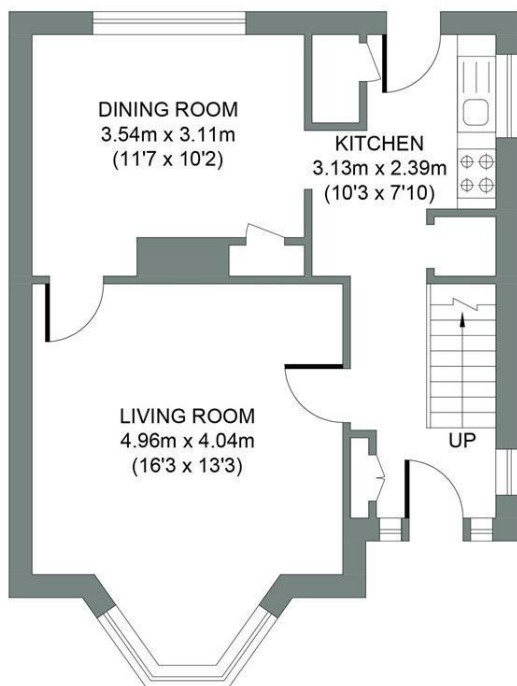
## EPC

| Energy Efficiency Rating                    |           |                            |
|---------------------------------------------|-----------|----------------------------|
|                                             | Current   | Potential                  |
| Very energy efficient - lower running costs |           |                            |
| (92 plus) <b>A</b>                          |           | <b>86</b>                  |
| (81-91) <b>B</b>                            |           |                            |
| (69-80) <b>C</b>                            | <b>73</b> |                            |
| (55-68) <b>D</b>                            |           |                            |
| (39-54) <b>E</b>                            |           |                            |
| (21-38) <b>F</b>                            |           |                            |
| (1-20) <b>G</b>                             |           |                            |
| Not energy efficient - higher running costs |           |                            |
| England & Wales                             |           | EU Directive<br>2002/91/EC |

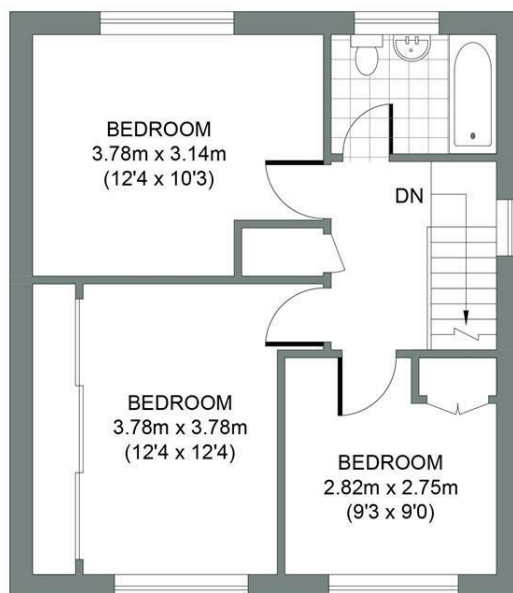


## Floor plans

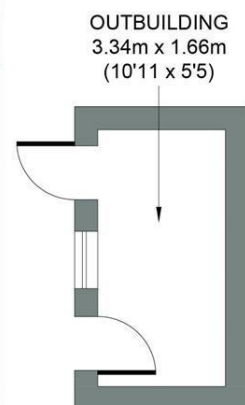
**GROUND FLOOR**  
Approximate Gross Internal Area  
42.74 sq m / 460.04 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
42.33 sq m / 455.63 sq ft



**OUTBUILDING**  
Approximate Gross Internal Area  
5.54 sq m / 59.63 sq ft



**CHICHESTER CLOSE**

Total Area (Excluding Outbuilding) : 85.07m<sup>2</sup> = 915.67ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
© Weatherill Property Group