

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

Company Registration No: 11397540



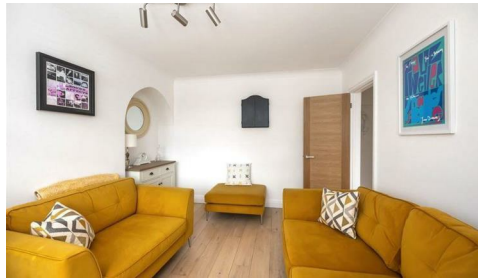
30 Fallowfield Crescent Hove BN3 7NQ

The Weatherill Property Group are very pleased to present this **BEAUTIFUL EXTENDED FAMILY HOME** with benefits including a stunning master bedroom with an en suite, off street parking, a west facing rear garden, sea views from the upper floors and being located in Hove's ever popular Nevill Area.



Offers In The Region Of £775,000 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 is arranged over 3 floors and briefly comprises: 4 DOUBLE BEDROOMS, 2 BATHROOMS INCLUDING AN EN-SUITE, 2 SEPARATE WC'S, A RECEPTION HALLWAY, A LOUNGE AND A FANTASTIC OPEN PLAN FAMILY SIZED KITCHEN, DINING AND LIVING SPACE COMPLETE WITH BI FOLD DOORS ONTO THE GARDEN.

In terms of outside space, the property has OFF STREET PARKING to the front, a shared driveway and a FANTASTIC WEST FACING REAR GARDEN having a level lawn, paved area and large OUTBUILDING principally used for storage.

The property is in stunning decorative order throughout and benefits greatly from its location, close to numerous good schools including Blatchington Mill, local shops and cafes including a Flour Pot Bakery and good transport links. Hove Park with its open spaces, childrens play park and tennis courts is within walking distance.

- AN IMPRESSIVE EXTENDED SEMI-DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS & 2 BATHROOMS INCLUDING AN EN-SUITE
- A FANTASTIC OPEN PLAN KITCHEN, DINING AND LIVING SPACE WITH BI FOLD DOORS ONTO THE GARDEN
- AN ENTIRELY SEPARATE LOUNGE

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C	64	
(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



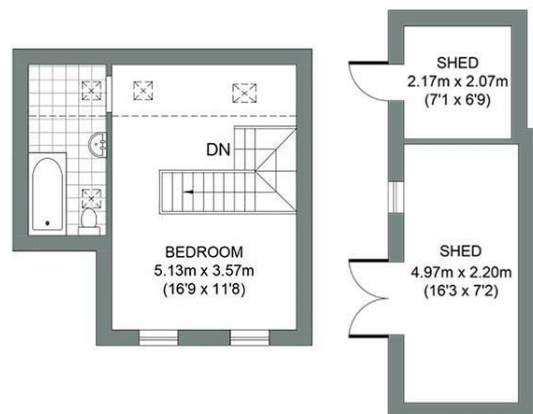
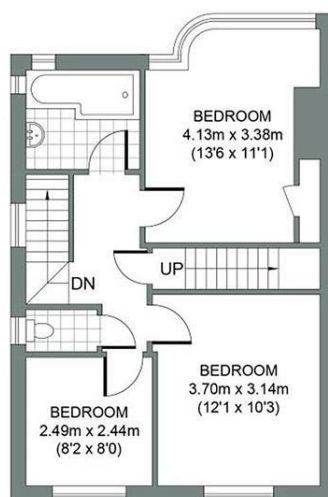
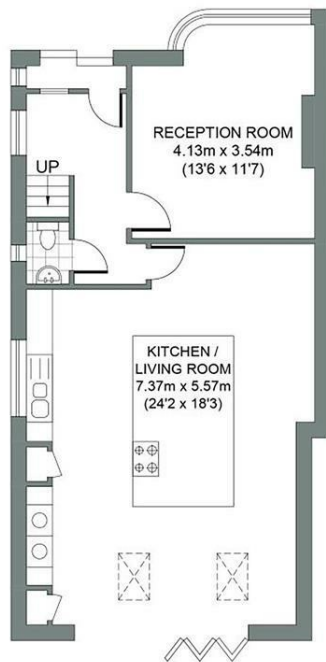
Floor plans

GROUND FLOOR
Approximate Gross Internal Area
60.75 sq m / 653.90 sq ft

FIRST FLOOR
Approximate Gross Internal Area
47.62 sq m / 512.57 sq ft

SECOND FLOOR
Approximate Gross Internal Area
23.64 sq m / 254.45 sq ft

OUTBUILDING
Approximate Gross Internal Area
15.63 sq m / 168.23 sq ft



FALLOWFIELD CRESCENT

Total Area (Including Outbuilding) : 147.64m² = 1589.18ft²

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