

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

Company Registration No: 11397540



44 Stapley Road Hove BN3 7FD

The Weatherill Property Group are excited to present this well proportioned, 2 storey family home with benefits including a good sized kitchen, a 60ft WEST FACING REAR GARDEN complete with Garden Room, located between Old Shoreham Road and Hangleton Road in Hove.



Offers In The Region Of £300,000 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

Arranged over two floors, the accommodation within briefly comprises: 2 DOUBLE BEDROOMS, A BATHROOM, AN ADDITIONAL GROUND FLOOR CLOAKROOM/WC, A GOOD SIZED LOUNGE AND A GENEROUS WELL FITTED KITCHEN.

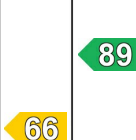

In terms of outside space, the property has an attractive front garden, a 60FT DECKED AND LAWNED WEST FACING REAR GARDEN complete with a very useful and versatile GARDEN ROOM.

The property is in good decorative order throughout, has gas central heating, double glazing and is EXTREMELY WELL LOCATED close to green spaces, transport links, good local schools, excellent shopping facilities and cafes including a Flour Pot Bakery.

- A FABULOUS 2 STOREY FAMILY HOME
- 60FT WEST FACING REAR GARDEN WITH GARDEN ROOM
- 2 DOUBLE BEDROOMS
- BATHROOM AND GROUND FLOOR CLOAKROOM/WC
- A GOOD SIZED LOUNGE
- GENEROUS WELL EQUIPPED KITCHEN

EPC

Energy Efficiency Rating

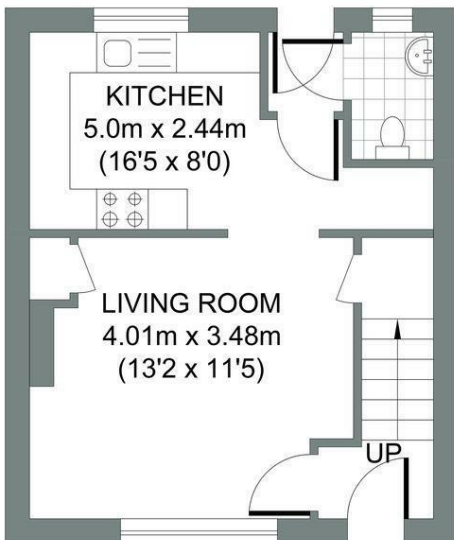
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		89
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Floor plans

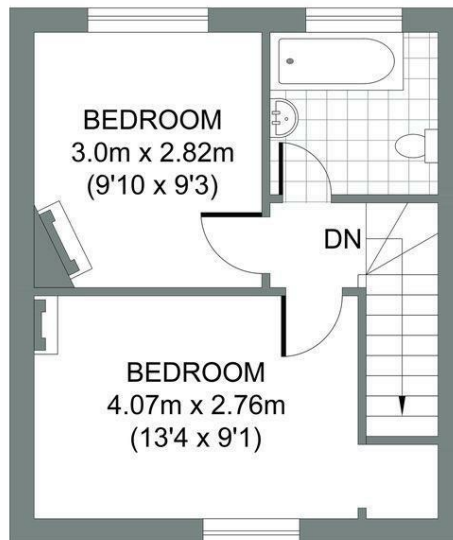
GROUND FLOOR

Approximate Gross Internal Area
30.10 sq m / 323.99 sq ft



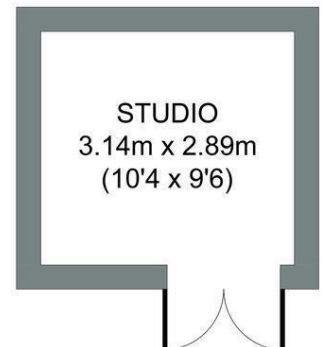
FIRST FLOOR

Approximate Gross Internal Area
30.10 sq m / 323.99 sq ft



OUTBUILDING

Approximate Gross Internal Area
9.07 sq m / 97.62 sq ft



STAPLEY ROAD

Total Area (Excluding Outbuilding) : 60.20m² = 647.98ft²

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