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38 Poplar Avenue Hove BN3 8PU

WEATHERILL PROPERTY GROUP ARE PLEASED TO PRESENT THIS SUBSTANTIAL SEMI DETACHED FAMILY HOME OFFERING SCOPE FOR ENLARGEMENT AND IMPROVEMENT. BENEFITS INCLUDE A GARAGE, A WEST FACING GARDEN, LOCATED CLOSE TO GOOD SCHOOLS AND LOCAL SHOPS.



Offers In The Region Of £500,000 Freehold

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Viewing

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

Agents Notes

The house is arranged over two floors and comprises: 4 bedrooms (bed 4/optional reception room) entrance hallway, open plan kitchen/diner, useful living area, bathroom and porch.

Outside there is off street parking, a shared driveway and a garage. The house has the added benefit of an 80ft WEST FACING REAR GARDEN.

The house is in need of some attention, it offers a purchaser the opportunity to increase the size and add value. Poplar Avenue is conveniently located close to local schools, bus services, shopping facilities and cafes including a Flour Pot Bakery. There are several open green spaces near by.

- Impressive semi detached family home with scope for enlargement & improvement
- Upto 4 bedrooms (Bed 4 / Optional reception room)
- Extended ground floor with large kitchen / dining area
- Bathroom with white suite
- Good sized living space or lounge area
- Off street parking , shared driveway and garage

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(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	

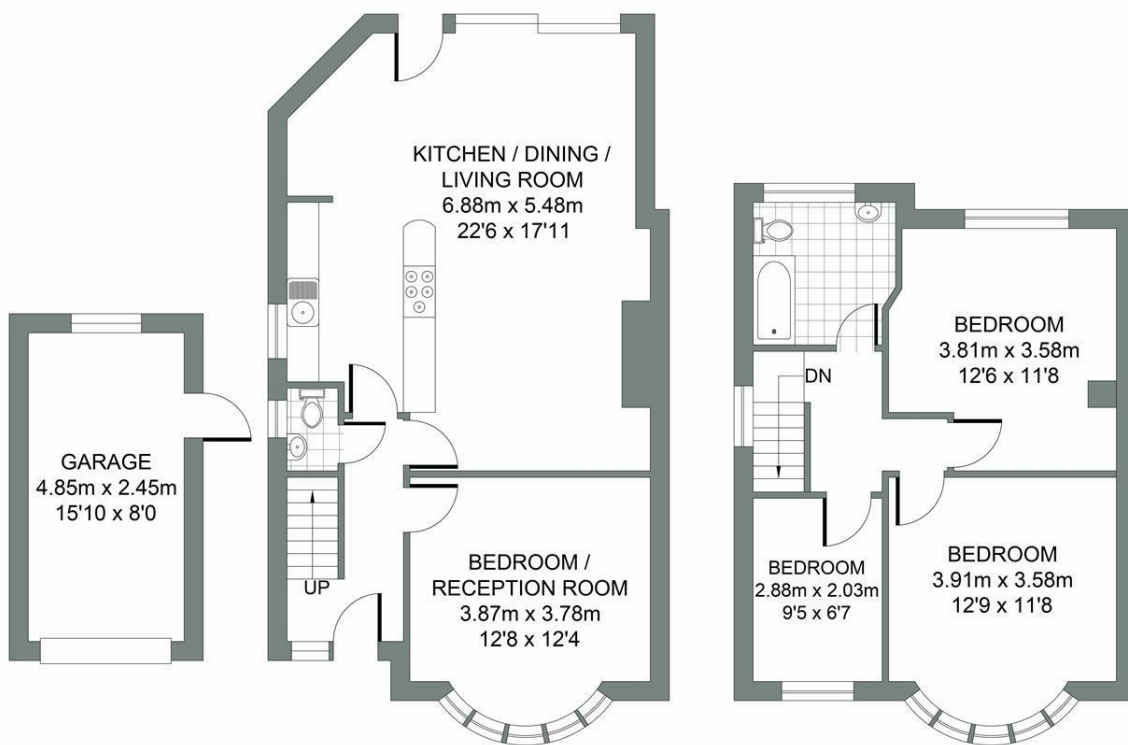


Floor plans

GARAGE
Approximate Gross Internal Area
11.88 sq m / 127.87 sq ft

GROUND FLOOR
Approximate Gross Internal Area
56.55 sq m / 608.69 sq ft

FIRST FLOOR
Approximate Gross Internal Area
42.77 sq m / 460.37 sq ft



POPLAR AVENUE

Total Area (Excluding Garage) : 99.32m² = 1069.07ft²

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