

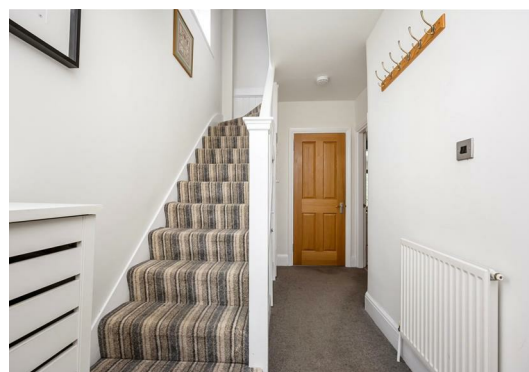
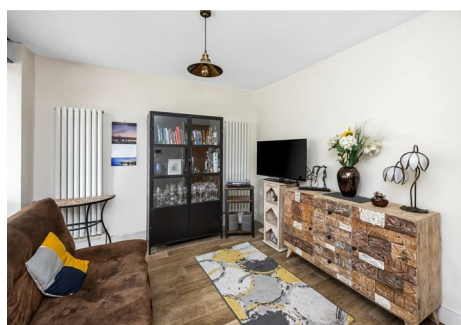
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94 Elm Drive Hove BN3 7JL

The Weatherill Property Group are very pleased to present this impressive, extended semi-detached family home with benefits including a fabulous family sized open plan kitchen dining and living area, off street parking and a west facing rear garden, located close to Goldstone Primary School in West Hove.



Offers In The Region Of £500,000 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 2 floors, the accommodation briefly comprises: 3 BEDROOMS, A BATHROOM, A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A SEPARATE LOUNGE AND A LARGE OPEN PLAN KITCHEN, DINING AND LIVING SPACE WITH BI FOLD DOORS OPENING ONTO THE GARDEN.

In terms of outside space, there is a front garden, a PRIVATE DRIVEWAY providing off street parking and a GOOD SIZE WEST FACING REAR GARDEN.

The house has the added benefit of a LOFT ROOM accessed via a pull down ladder and PLANNING PERMISSION FOR FURTHER EXTENSION.

- AN IMPRESSIVE, EXTENDED FAMILY HOME
- 3 BEDROOMS PLUS A LOFT ROOM
- BATHROOM WITH A WHITE SUITE AND ADDITIONAL GROUND FLOOR WC
- LARGE OPEN PLAN FAMILY SIZED KITCHEN DINING AND LIVING SPACE
- SEPARATE 'GROWN UPS' LOUNGE

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		83
(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

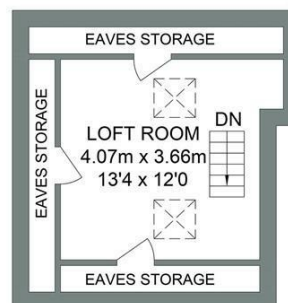
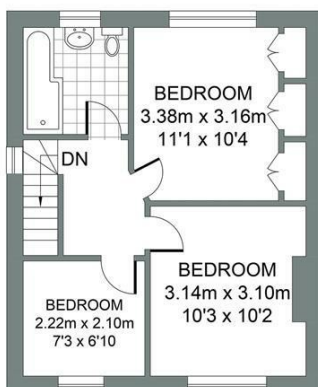
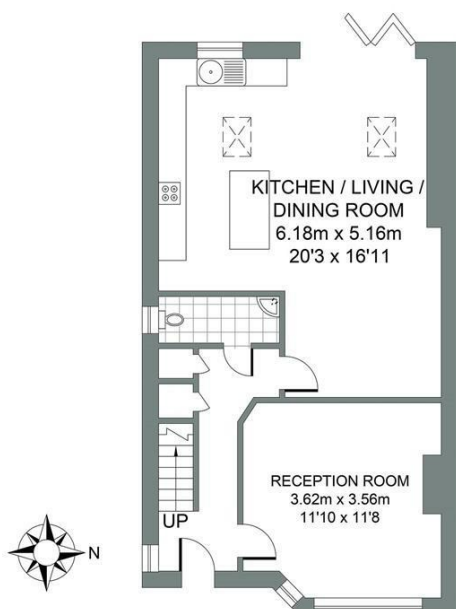
Approximate Gross Internal Area
49.58 sq m / 533.67 sq ft

FIRST FLOOR

Approximate Gross Internal Area
32.82 sq m / 353.27 sq ft

LOFT

Approximate Gross Internal Area
21.04 sq m / 226.47 sq ft



ELM DRIVE

Total Area : 103.44m² = 1113.41ft²

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