

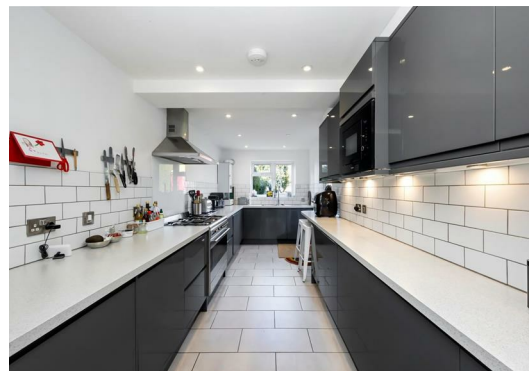
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Company Registration No: 11397540



## 9 Elm Drive Hove BN3 7JS

Weatherills are very pleased to present this STUNNING EXTENDED SEMI-DETACHED FAMILY HOME with benefits including a beautiful Master Bedroom with a luxury en-suite, an extended kitchen and a generous level lawned rear garden, located close to good schools just off Holmes Avenue in Hove.



## Offers In The Region Of £635,000 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:  
4 BEDROOMS, 2 BATHROOMS, A  
RECEPTION HALLWAY, A LARGE  
THROUGH LOUNGE/DINING ROOM  
AND AN STUNNING EXTENDED  
KITCHEN.

In terms of outside space, there is a  
front garden and a good sized level  
lawned rear garden. The property is  
considered to be in excellent  
decorative order throughout, has  
tasteful double glazed windows, gas  
central heating, good storage and is  
**EXTREMELY WELL LOCATED** just off  
Holmes Avenue in Hove, close to good  
local schools, bus services, shopping  
facilities, a Flour Pot Bakery and even  
a new Wellness and Pilates Studio.

- A BEAUTIFUL 3 STOREY FAMILY HOME
- STUNNING MASTER BEDROOM WITH LUXURY EN-SUITE SHOWER ROOM
- 3 FURTHER BEDROOMS AND FAMILY BATHROOM
- GOOD SIZED DUAL ASPECT THROUGH LOUNGE/DINING ROOM
- BEAUTIFULLY APPOINTED AND EXTENDED KITCHEN

## EPC

### Energy Efficiency Rating

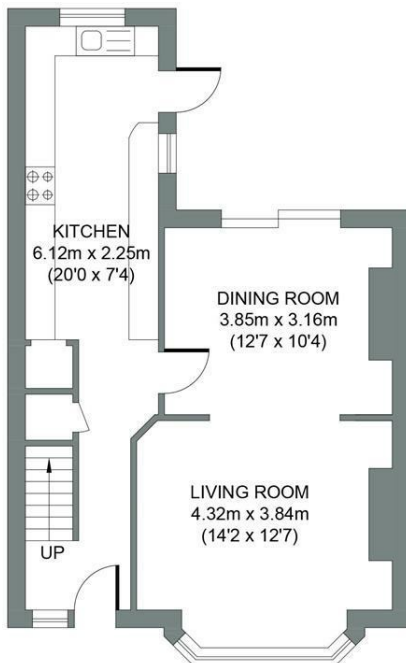
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>81</b>
(69-80) <b>C</b>	<b>71</b>	
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Floor plans

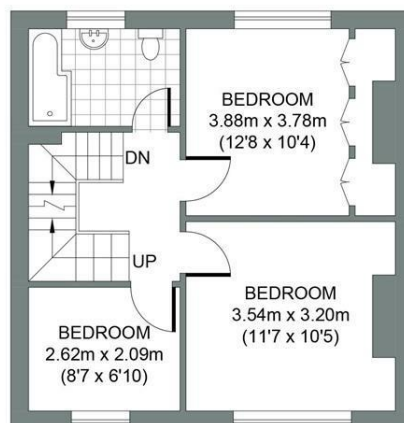
### GROUND FLOOR

Approximate Gross Internal Area  
49.40 sq m / 531.73 sq ft



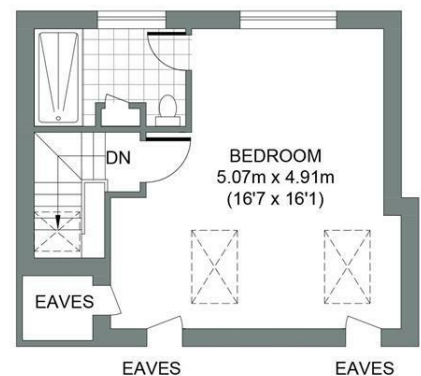
### FIRST FLOOR

Approximate Gross Internal Area  
40.05 sq m / 431.09 sq ft



### SECOND FLOOR

Approximate Gross Internal Area  
28.97 sq m / 311.83 sq ft



ELM DRIVE

Total Area : 118.42m<sup>2</sup> = 1274.65ft<sup>2</sup>

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