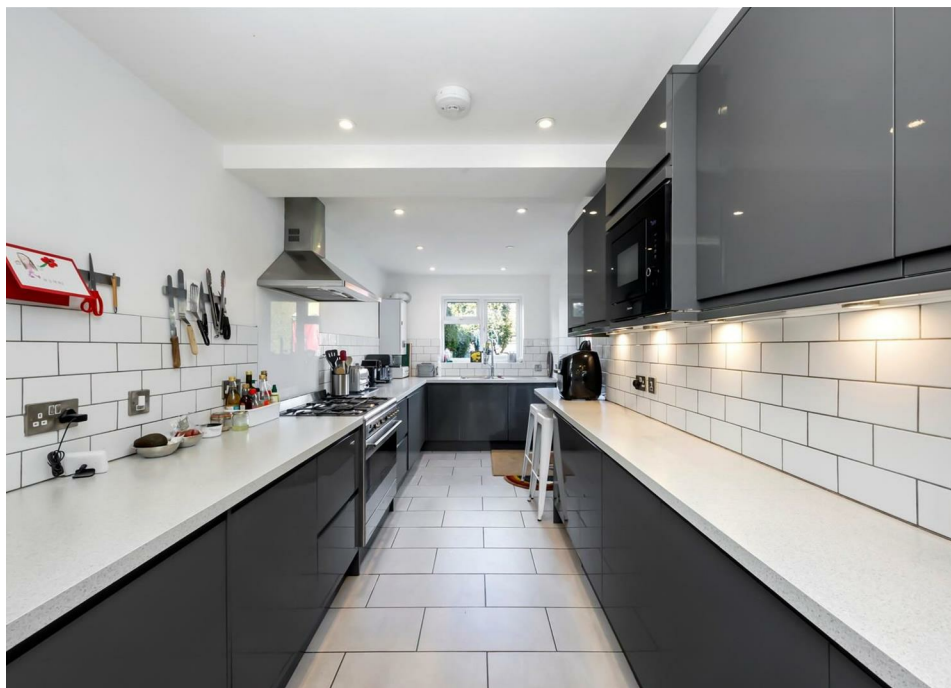


2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

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 £600,000 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 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

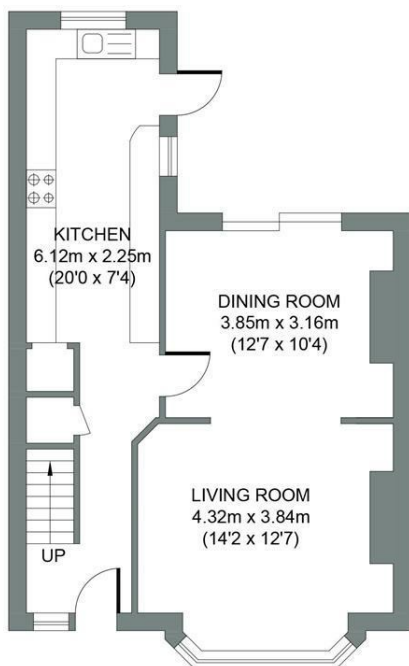
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		81
(69-80) C	71	
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

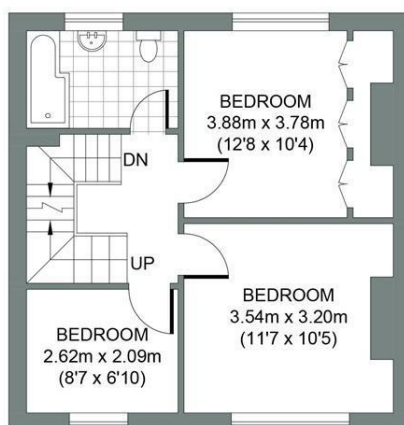
GROUND FLOOR

Approximate Gross Internal Area
49.40 sq m / 531.73 sq ft



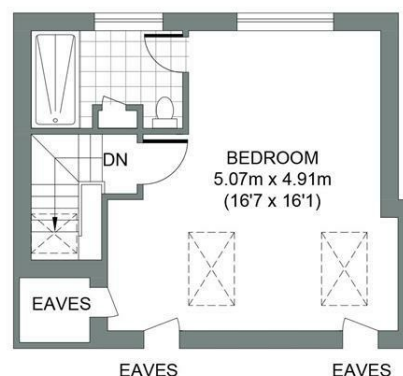
FIRST FLOOR

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 : 118.42m² = 1274.65ft²

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