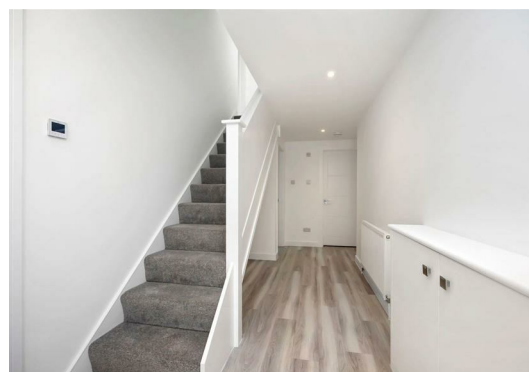


2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



1A Cowdens Close Hove BN3 8FB

Weatherills are very pleased to offer this individually reworked and redesigned semi-detached family home with a beautiful split level open plan living space and kitchen at its heart, a west facing rear garden and off street parking, located in a quiet cul-de-sac within Hove's ever popular Hangleton Valley Drive area.



Offers Over £550,000 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 DOUBLE BEDROOMS, 2 BATHROOMS (BATHROOM 2/UTILITY ROOM), AN ENTRANCE HALL AND A SPLIT LEVEL OPEN PLAN LIVING SPACE, DINING AREA AND KITCHEN WITH ACCESS AND VIEWS ONTO THE REAR GARDEN.

In terms of outside space, there is OFF STREET PARKING to the front for numerous cars, a side gate affording access from front to back and a generous WEST FACING REAR GARDEN.

The property offers an exacting and precise finish with emphasis of quality and design throughout. This turnkey property is offered for sale with NO ONWARD CHAIN and is beautifully positioned within the ever popular Hangleton Valley Drive area, close to local shops, schools and green spaces.

- MOTIVATED SELLER....QUIET CUL-DE-SAC HANGLETON VALLEY DRIVE AREA
- INDIVIDUALLY REFURBISHED, REWORKED AND REDESIGNED FAMILY HOME
- 3 DOUBLE BEDROOMS
- 2 LUXURY BATHROOMS
- OPEN PLAN, SPLIT LEVEL LIVING SPACE AND KITCHEN AREA AT THE HEART OF THE HOUSE

EPC

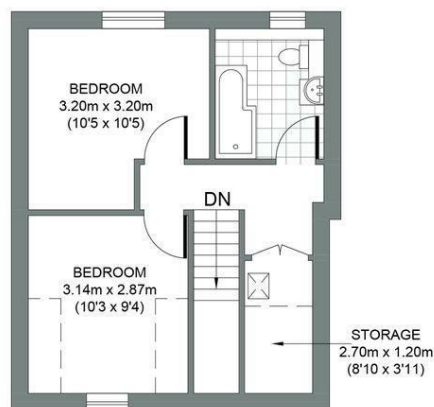
Energy Efficiency Rating

	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

GROUND FLOOR	FIRST FLOOR
Approximate Gross Internal Area 52.61 sq m / 566.28 sq ft	Approximate Gross Internal Area 32.94 sq m / 354.56 sq ft



COWDENS CLOSE

Total Area : 85.55m² = 920.84ft²

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