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Company Registration No: 11397540



## 25 Applesham Avenue Hove BN3 8JF

The Weatherill Property Group are very pleased to present this impressive semi-detached family home that offers some scope for improvement and enlargement, whilst having a private drive and garage, a level South and East facing rear garden, offered for sale with NO ONWARD CHAIN and located just off The Grenadier close to numerous good schools, transport links and green spaces.



### Offers In The Region Of £500,000 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

Arranged over 2 floors, the accommodation within briefly comprises: 3 BEDROOMS, A BATHROOM, A RECEPTION HALLWAY, A LOUNGE, A SEPARATE DINING ROOM, A KITCHEN AND A GROUND FLOOR CLOAKROOM/WC.

In terms of outside space the property has a PRIVATE DRIVEWAY which leads to a GARAGE, a formal front garden and a FABULOUS SOUTH AND EAST FACING LAWNED REAR GARDEN. The property has gas central heating and double glazing, it is an ideal 'fixer upper' opportunity with scope to add value and, importantly, is offered for sale with NO ONWARD CHAIN.

Applesham Avenue is located close to the comprehensive shopping parade at The Grenadier and is within easy walking distance of the lovely Flour Pot Bakery, bus services, excellent local schools and lovely open green spaces within Hove's ever popular Hangleton area.

- IMPRESSIVE 3 BEDROOM SEMI-DETACHED FAMILY HOME
- OFFERING SCOPE TO ENLARGE, IMPROVE AND ADD VALUE £££ - stpp
- 2 GOOD GENEROUSLY SIZED RECEPTION ROOMS
- A BATHROOM WITH A WHITE SUITE - ADDITIONAL GROUND FLOOR WC

## EPC

### Energy Efficiency Rating

|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            | <b>83</b> |
| (69-80) <b>C</b>                            | <b>70</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<br>2002/91/EC |           |



## Floor plans

### GARAGE

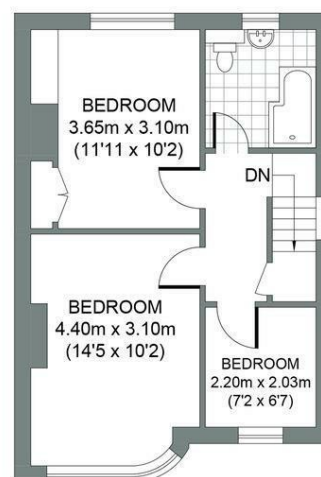
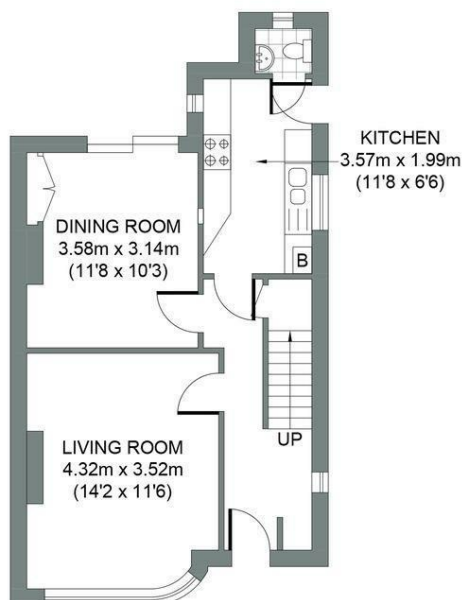
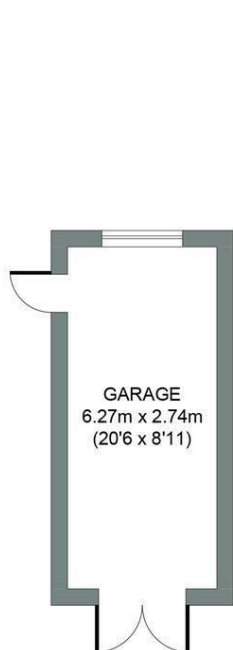
Approximate Gross Internal Area  
17.18 sq m / 184.92 sq ft

### GROUND FLOOR

Approximate Gross Internal Area  
43.82 sq m / 471.67 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
39.88 sq m / 429.26 sq ft



APPLESHAM AVENUE

Total Area (Including Garage) : 100.88m<sup>2</sup> = 1085.85ft<sup>2</sup>

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