

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

Company Registration No: 11397540



8 Florence Avenue Hove BN3 7GX

Weatherills are delighted to present this well-proportioned and thoughtfully laid out semi-detached family home, ideally situated just a few minutes' walk from Portslade Station offering excellent commuter links to both Brighton and London.

This attractive property benefits from off-street parking to the front and boasts a fabulous south-facing rear garden, perfect for enjoying the sunshine and outdoor living. With its spacious layout and convenient location, this home is ideal for growing families or those seeking easy access to transport and local amenities.



Offers In The Region Of £450,000 Freehold

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Viewing

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email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over two floors, the accommodation briefly comprises: 3 well-proportioned bedrooms, a family bathroom, a spacious lounge, a well equipped kitchen, and an inner hallway providing direct access to the rear garden.

Externally, the property offers off-street parking for 2 vehicles to the front, along with a superb south facing rear garden extending approximately 80 feet — ideal for families, gardening enthusiasts, or those who love outdoor entertaining.

The home is presented in good order throughout and enjoys an enviable location just north of Portland Road, placing it within easy reach of a wide range of local amenities. These include Portslade Mainline Railway Station, well regarded schools, excellent shopping facilities, green spaces, and a vibrant selection of cafés.

- GOOD SIZED SEMI DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- SUPERB BATHROOM WITH WHITE SUITE
- A GOOD SIZED LOUNGE
- WELL EQUIPPED KITCHEN OVERLOOKING THE REAR GARDEN

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	

79

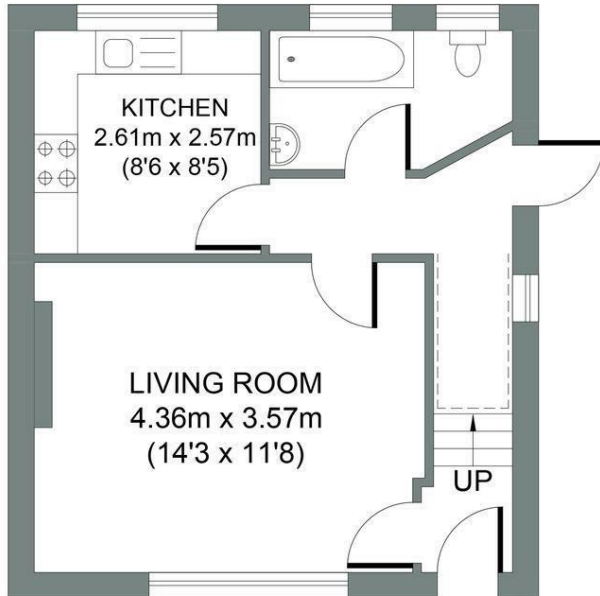
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Floor plans

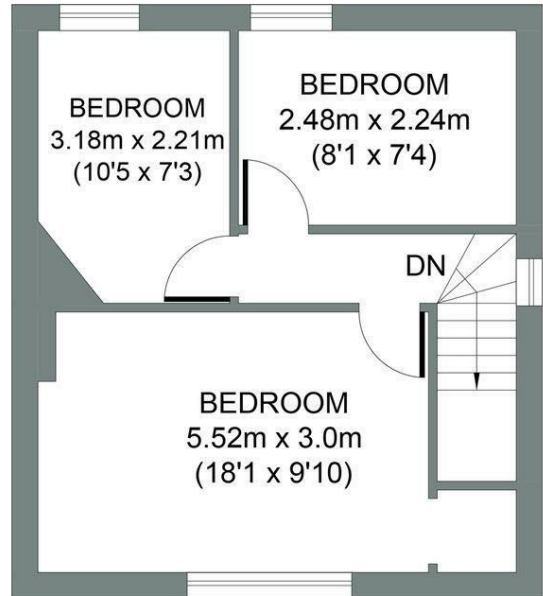
GROUND FLOOR

Approximate Gross Internal Area
34.38 sq m / 370.06 sq ft



FIRST FLOOR

Approximate Gross Internal Area
34.38 sq m / 370.06 sq ft



FLORENCE AVENUE

Total Area : 68.76m² = 740.12ft²

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