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Company Registration No: 11397540



## 153 Poplar Avenue Hove BN3 8PL

The Weatherill Property Group is delighted to present this exceptionally spacious FIRST FLOOR GARDEN FLAT, ideally located in the heart of Hove's ever popular Hangleton area.

This impressive property boasts generously proportioned accommodation and features: sea views from the principal rooms, a very large private lawned rear garden, no onward chain, offering a smooth and hassle free purchase opportunity. Perfectly positioned close to local amenities, transport links, and schools, this flat combines space, location, and potential, a rare find in today's market.



## Offers In The Region Of £265,000 Leasehold

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## Viewing

Call us on 01273 322766 or  
email us: [sales@wpgsussex.co.uk](mailto:sales@wpgsussex.co.uk)

## Agents Notes

The Weatherill Property Group is delighted to present this exceptionally spacious first floor flat, ideally situated in the heart of Hove's ever popular Hangleton area.

Offered for sale with no onward chain, the property enjoys a number of standout features — not least its private entrance, which eliminates the need for any shared or communal hallways. Stairs lead up to a generous landing, providing access to a well-designed and well proportioned layout throughout.

The accommodation includes: Two double bedrooms, a modern wet room, a bright, south/west-facing lounge/dining room with sea views, an entirely separate kitchen, ample internal storage and an excellent overall layout.

Externally, the flat enjoys a large private rear garden, mainly laid to lawn, along with useful outside storage.

The location is another major draw just a short distance from the comprehensive shopping facilities at The Grenadier, as well as bus services, well-regarded schools, and a range of local cafes including the popular Flour Pot Bakery. You'll also find beautiful open green spaces nearby, making this an ideal home for those seeking space, convenience, and lifestyle.

- IMPRESSIVE FIRST FLOOR FLAT
- OWN STREET ENTRANCE
- 2 LARGE DOUBLE BEDROOMS
- VERY LARGE SOUTH/WEST FACING LOUNGE/DINING ROOM
- ENTIRELY SEPARATE KITCHEN
- GENEROUS STORAGE - SEA VIEWS

## EPC

### Energy Efficiency Rating

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



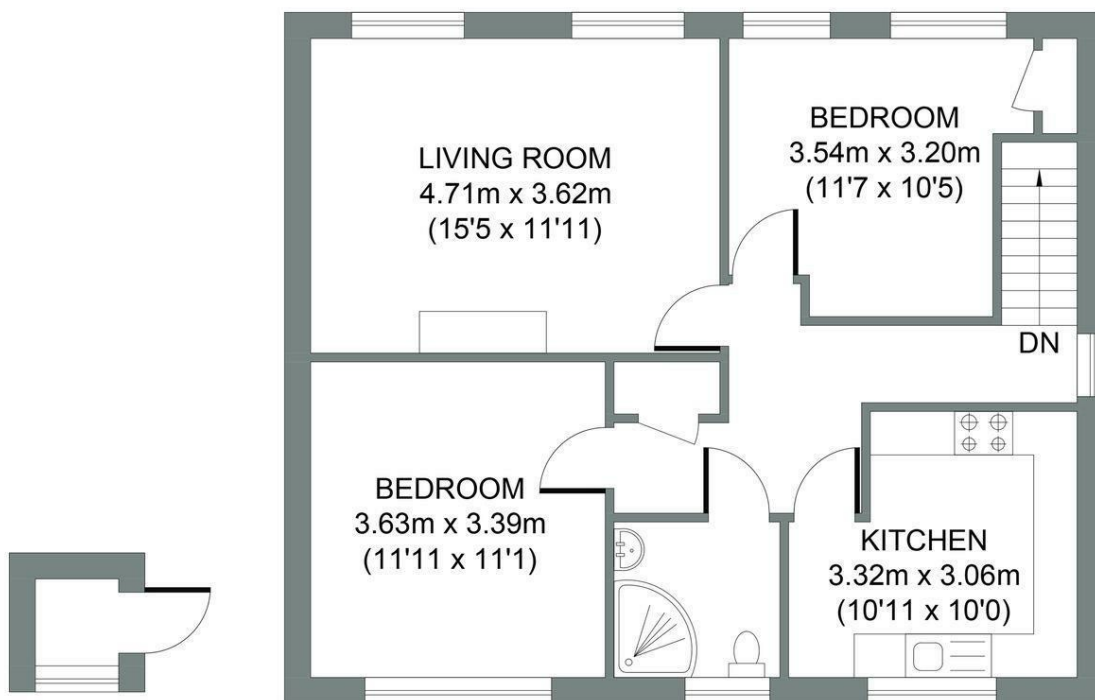
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
0.96 sq m / 10.33 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
64.83 sq m / 697.82 sq ft



Poplar Avenue

Total Area : 65.79m<sup>2</sup> = 708.15ft<sup>2</sup>

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