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Company Registration No: 11397540



## 48 Woodhouse Road Hove BN3 5NE

Weatherills are very pleased to present this extended semi-detached family home, arranged over 3 floors with benefits including a generous west facing rear garden complete with garden room, off street parking to the front of the property, that all important family sized open plan kitchen/dining room and being located in Hove's ever popular New Church Road area.



### Offers Over £900,000 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 3 floors the accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS INCLUDING AN EN-SUITE TO THE MASTER BEDROOM, A SPACIOUS RECEPTION HALLWAY, A LARGE THROUGH LOUNGE/DINING ROOM WITH DIVING DOORS, A GROUND FLOOR CLOAKROOM/WC AND A LARGE FAMILY SIZED OPEN PLAN KITCHEN/DINING ROOM WITH AN ADJACENT UTILITY ROOM, WHICH IN TURN LEADS TO THE GARAGE.

In terms of outside space, there is OFF STREET PARKING FOR 2 CARS to the front of the property, a garage and a GOOD SIZED DECKED AND LAWNED WEST FACING REAR GARDEN complete with GARDEN ROOM. The property is in every good order throughout and has gas central heating and double glazing and is EXTREMELY WELL LOCATED in terms of amenities, Portslade Station, Wish Park, Rockwater, Babble and Hove Lagoon all within a half mile radius to the south of the property.

- A VERY GOOD SIZED EXTENDED SEMI DETACHED FAMILY HOME
- 4 BEDROOMS AND 2 BATHROOMS INCLUDING AN EN-SUITE
- A LARGE THROUGH LOUNGE/DINING ROOM
- A FAMILY SIZED OPEN PLAN KITCHEN/DINER WITH ADJACENT UTILITY ROOM

## EPC

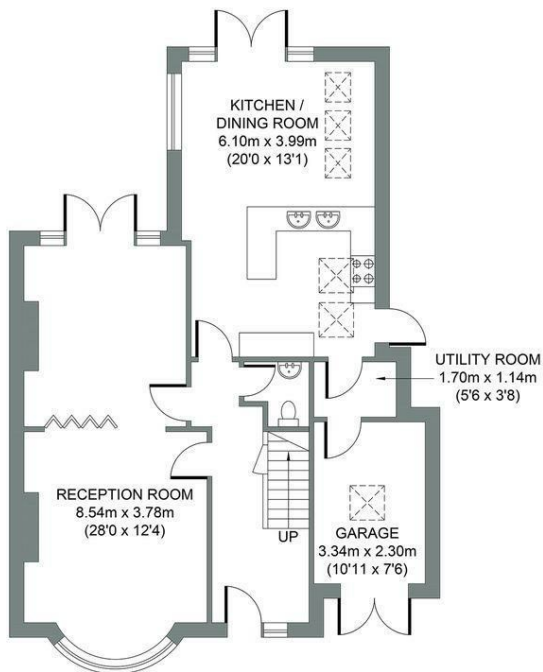
### Energy Efficiency Rating

	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	

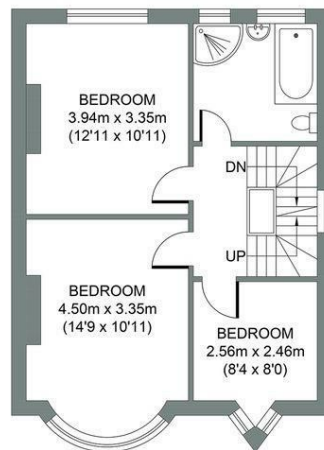


## Floor plans

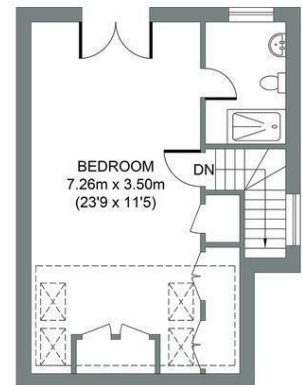
**GROUND FLOOR**  
Approximate Gross Internal Area  
75.81 sq m / 816.01 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
48.34 sq m / 520.32 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
35.92 sq m / 386.63 sq ft



WOODHOUSE ROAD

Total Area : 160.07m<sup>2</sup> = 1722.96ft<sup>2</sup>

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