

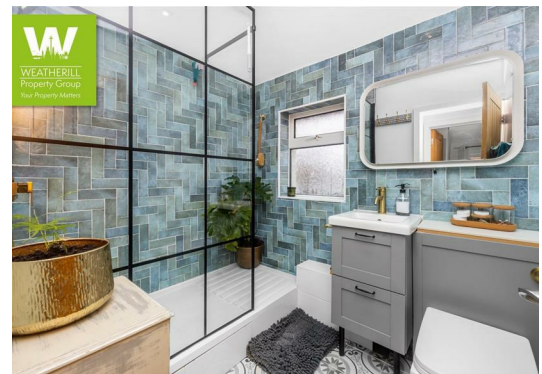


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2 Queens Parade
Hove
East Sussex
BN3 8JG

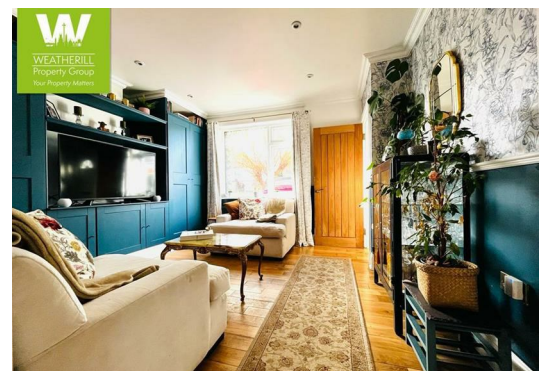
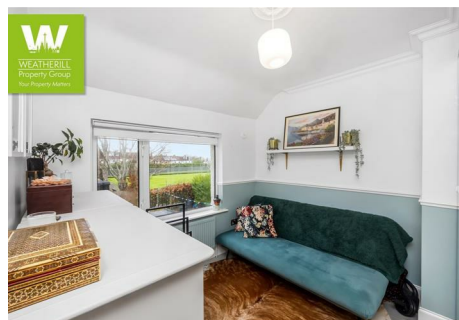
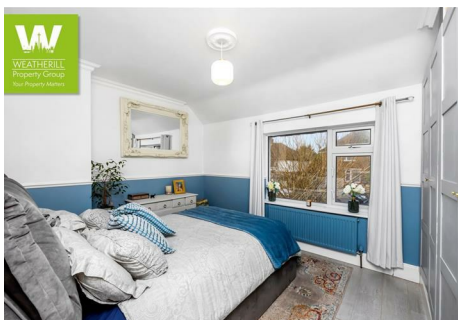
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111 Stapley Road Hove BN3 7FF

A fantastically presented and extended semi-detached family home with benefits including a STUNNING GARDEN ROOM/HOME OFFICE/BEDROOM 3, off street parking for 2 cars and that all important FAMILY SIZED EAT IN KITCHEN. Located between Old Shoreham Road and Hangleton Road in Hove, the property further benefits from backing onto Knoll Park which is a one minute walk away and is therefore not overlooked.



Offers In The Region Of £400,000 Freehold

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Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 3 BEDROOMS (INCLUDING THE GARDEN ROOM), A SHOWER ROOM, A WEST FACING LOUNGE, A FAMILY SIZED 'EAT IN' KITCHEN AND A GARDEN ROOM THAT DOUBLES BEAUTIFULLY AS A HOME OFFICE OR THIRD BEDROOM.

In terms of outside space there is OFF STREET PARKING FOR 2 CARS to the front, side access, covered outside seating or dining area and a DECKED AND LAWNED REAR GARDEN. The house is EXCEPTIONALLY WELL PRESENTED THROUGHOUT has good storage, gas central heating, fantastic views from the rear windows. The house is situated in a very convenient location close to local schools, green spaces and the shopping parade in Hangleton Road with its new Flour Pot Bakery.

- INDIVIDUALLY REDESIGNED AND EXTENDED SEMI-DETACHED FAMILY HOME
- FAMILY SIZED 'EAT IN' KITCHEN
- OFF STREET PARKING FOR 2 CARS TO THE FRONT
- 3 BEDROOMS
- BEAUTIFUL SHOWER ROOM

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		83
(81-91)	B		
(69-80)	C	72	
(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

