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Company Registration No: 11397540



**WEATHERILL**  
Property Group  
*Your Property Matters*



## 36 Broad Rig Avenue Hove BN3 8EW

We are very pleased to present this GOOD SIZED DETACHED BUNGALOW with countless benefits including A PRIVATE DRIVE & garage , a CONSERVATORY complete with air con , A SIZEABLE WEST FACING REAR GARDEN and being located in the heart of Hove's ever popular HANGLETON VALLEY DRIVE AREA.



### Offers In The Region Of £475,000 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

The property is SPLIT LEVEL with accommodation briefly comprising: 3 DOUBLE BEDROOMS, A SHOWER ROOM, A SEPARATE WC, A SPLIT LEVEL LANDING AND HALLWAY, A LARGE LOUNGE, A WELL EQUIPPED KITCHEN and an ADJACENT CONSERVATORY.

In terms of OUTSIDE SPACE the property boasts A GENEROUS FRONT GARDEN, A PRIVATE DRIVEWAY THAT LEADS TO THE GARAGE AND A GOOD SIZED SOUTH AND WEST FACING LAWNED REAR GARDEN.

Other benefits include tasteful uPVC replacement double glazed windows and good storage.

- GOOD SIZED AND WELL PRESENTD DETACHED BUNGALOW
- Versatile layout with capacity to change / enlarge and or extend....
- Great views FRONT & REAR
- PRIVATE DRIVE AND GARAGE

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		40	
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



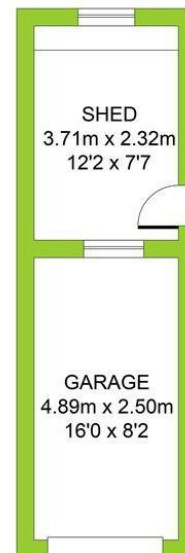
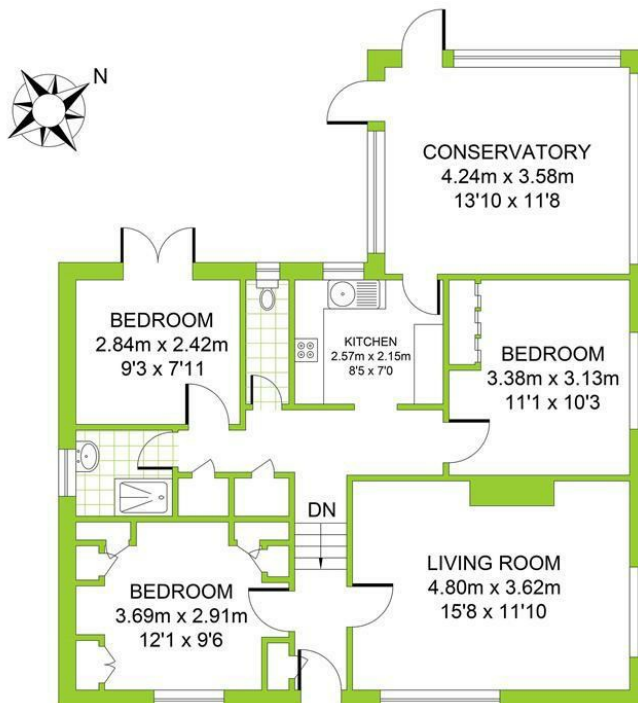
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
83.69 sq m / 900.83 sq ft

### OUTBUILDING

Approximate Gross Internal Area  
22.25 sq m / 239.49 sq ft



BROAD RIG AVENUE

Total Area : 105.94m<sup>2</sup>= 1140.32ft<sup>2</sup>

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