

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

Company Registration No: 11397540



17 King George VI Drive Hove BN3 6XF

Weatherills are pleased to present an opportunity to purchase 'Cook' built semi-detached family home that would benefit greatly from a program of modernisation and redecoration. Having a good sized lawned rear garden, gas central heating and located in Hove's ever popular Goldstone Valley area.



Offers In The Region Of £475,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

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

Agents Notes

The accommodation is arranged over 2 floors and comprises: 3 BEDROOMS, A BATHROOM, A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A LOUNGE, A SEPARATE DINING ROOM AND A KITCHEN.

Outside the property has a good sized front garden and an attractive, large level lawned rear garden. The house has good storage, lovely views, gas central heating and provides a purchaser with an opportunity to make a house their own.

Goldstone Valley is a very popular residential area of Hove, close to local shops and bus services and within walking distance of the Three Cornered Copse and Hove Park.

- MOTIVATED SELLER , HOUSE OFFERED WITH NO ONWARD CHAIN
- Stunning opportunity.....MUST BE SOLD SERIOUS OFFERS £££ CONSIDERED
- AN IMPRESSIVE COOK BUILT SEMI-DETACHED FAMILY HOME
- SCOPE FOR SIGNIFICANT ENLARGEMENT AND IMPROVEMENT (subject to consents)

EPC

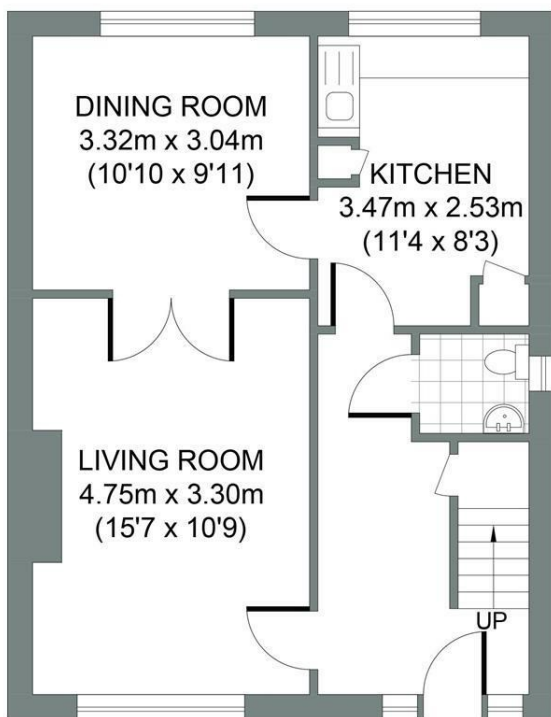
Energy Efficiency Rating

	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	

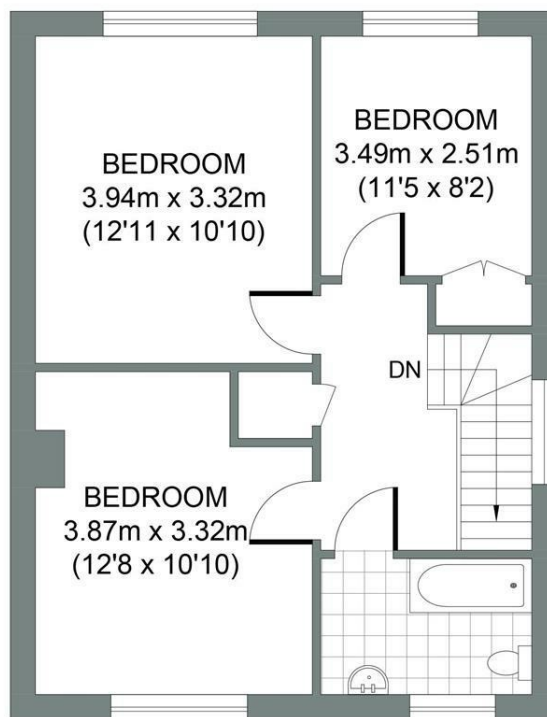


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
46.95 sq m / 505.36 sq ft



FIRST FLOOR
Approximate Gross Internal Area
46.95 sq m / 505.36 sq ft



KINGS GEORGE VI DRIVE

Total Area : 93.90m² = 1010.73ft²

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