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Company Registration No: 11397540



## 44 Bramber Avenue Hove BN3 8GW

Weatherills are very pleased to present this very large, extended, semi detached family home with benefits including off street parking for 2 cars, a very large conservatory, a sizeable south/west facing rear garden and even a glimpse of the sea from the first floor. The house is offered for sale with NO ONWARD CHAIN and is located in Hove's popular Hangleton area.



### Offers In The Region Of £475,000 Freehold

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## Viewing

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

## Agents Notes

The accommodation is arranged over 2 floors and briefly comprises: 3 double bedrooms, a fabulous bathroom with a white suite, a reception hallway, a lounge, a semi open plan kitchen/diner and a conservatory which adds some additional living space and spans the entire back of the house.

In terms of outside space, there is off street parking to the front, some useful outside storage facilities and outside wc, a very good size south and west facing paved and lawned rear garden complete with HOT TUB. The house is offered for sale in excellent decorative order, has double glazing and gas central heating and that all important element of NO ONWARD CHAIN.

Bramber Avenue is located within Hove's very popular Hangleton area. Close to numerous good schools, excellent local shopping facilities and cafes including a Flour Pot Bakery. There are regular bus services, many open green spaces and excellent community facilities including Doctor's Surgery and local Library.

- AN IMPRESSIVE, EXTENDED FAMILY HOME
- 3 DOUBLE BEDROOMS
- FABULOUS BATHROOM WITH WHITE SUITE
- SPACIOUS RECEPTION HALLWAY
- PLENTY OF STORAGE CUPBOARDS
- FAMILY SIZE KITCHEN AND DINING ROOM

## EPC

### Energy Efficiency Rating

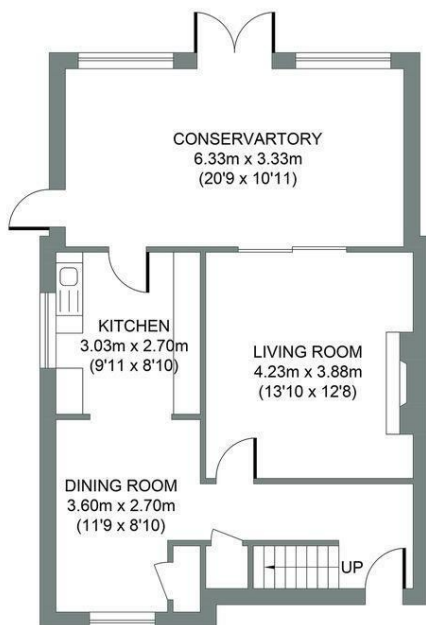
|                                             | Current                                                                             | Potential                                                                           |
|---------------------------------------------|-------------------------------------------------------------------------------------|-------------------------------------------------------------------------------------|
| 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<br>2002/91/EC                                                          |



## Floor plans

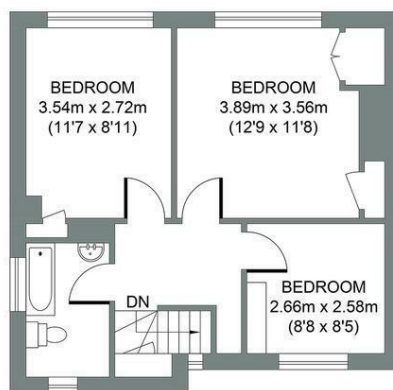
### GROUND FLOOR

Approximate Gross Internal Area  
64.92 sq m / 698.79 sq ft



### First Floor

Approximate Gross Internal Area  
43.21 sq m / 465.11 sq ft



BAMBER AVENUE

Total Area : 108.13m<sup>2</sup> = 1163.90ft<sup>2</sup>

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