



## 3 High Park Avenue Hove BN3 8PE

Weatherill are proud to present this impressive and generously proportioned extended semi-detached family residence. At the heart of the home lies a stunning open plan living and kitchen space, perfectly designed for modern family life and entertaining. Further benefits include a garage, off street parking and a beautifully sized rear garden. Offered to the market with no onward chain, the property is superbly positioned within Hove's highly sought after Hangleton area.



**Offers In The Region Of £375,000 Freehold**



- RECENTLY EXTENDED AND VERSATILE SEMI DETACHED FAMILY HOME
- 3 BEDROOMS
- BATHROOM WITH WHITE SUITE
- LARGE OPEN PLAN LIVING SPACE, DINING AREA AND KITCHEN
- OFF STREET PARKING FOR AT LEAST 3 CARS

## Viewing

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

## Agents Notes

Arranged over a single level, the accommodation briefly comprises: 3 bedrooms, a bathroom with a white suite, an L shaped entrance hall, and a large extended open plan living space, dining area and kitchen that cleverly leads out onto the rear garden. In terms of outside space, there is off street parking for at least 2 cars to the front, a shared driveway and a garage. The rear garden is mature, lawned and backs onto a well know local green space.

The property is offered for sale with gas central heating and double glazing, is in good decorative order throughout and has no onward chain. High Park Avenue is located just off Lark Hill and is ideally positioned for several good local schools catering for all ages, open green space and regular bus services. There are excellent local shops within walking distance as well as cafes including a Flour Pot Bakery.

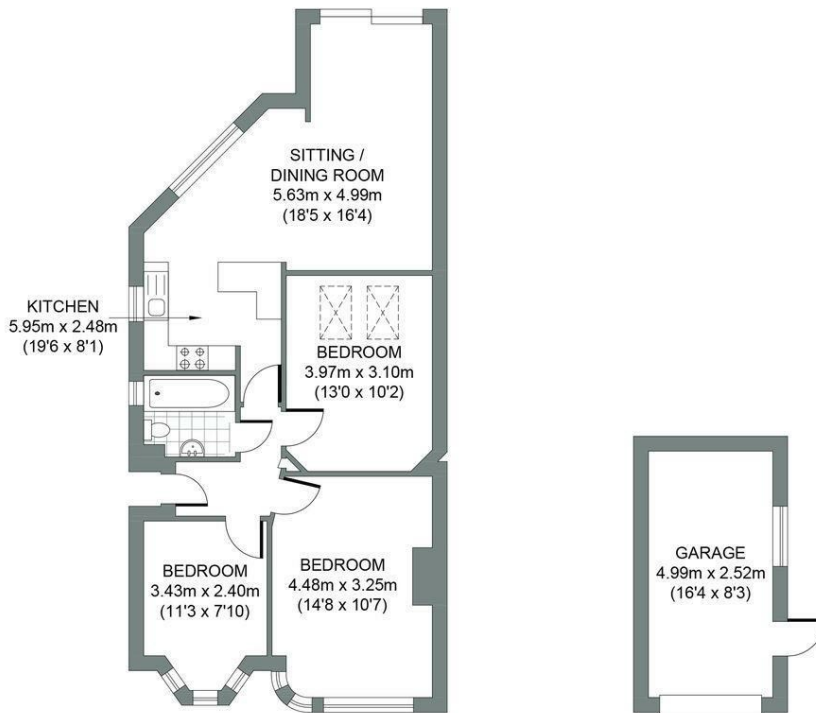
## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C			
(55-68) D		59	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Floor plans

<p><b>GROUND FLOOR</b> Approximate Gross Internal Area 68.30 sq m / 735.17 sq ft</p>	<p><b>GARAGE</b> Approximate Gross Internal Area 12.57 sq m / 135.30 sq ft</p>
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HIGH PARK AVENUE

Total Area (Including Garage) : 80.87m<sup>2</sup> = 860.47ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale. © Weatherill Property Group