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Company Registration No: 11397540



25 Holmes Avenue Hove BN3 7LB

The Weatherill Property Group very pleased to present this good sized, semi-detached family home, having open plan living at it's heart, with a private drive and garage, south and east facing rear garden, backing onto the near by allotment and located in the ever popular Nevill area of Hove.



Offers In The Region Of £700,000 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 within briefly comprises:
up to 4 bedrooms, 3 bathrooms including 2 en-
suites, a reception hallway, a large west
facing lounge and a fabulous rear reception
room that doubles as the dining area, cleverly
adjoining and opening up the kitchen/breakfast
area, all providing access onto the rear
garden.

In terms of outside space, there is a good
sized south and east facing rear garden with
access to the garage. There is a private
driveway, providing off street parking for
numerous cars. The house is in good
decorative order throughout, greatly benefits
from its great location, the fact that it is offered
for sale with NO ONWARD CHAIN and is within
striking distance of the nearby allotments,
Hove Park, Aldington Station and the historic
Blatchington Windmill.

- AN IMPRESSIVE SEMI DETACHED FAMILY HOME
- UP TO 4 BEDROOMS
- 3 BATHROOMS INCLUDING 2 EN-SUITES
- A VERY LARGE OPEN PLAN LIVING SPACE, DINING
AREA AND KITCHEN/BREAKFAST ROOM
- AN ENTIRELY SEPARATE 'GROWN UPS' WEST FACING
LOUNGE

EPC

Energy Efficiency Rating

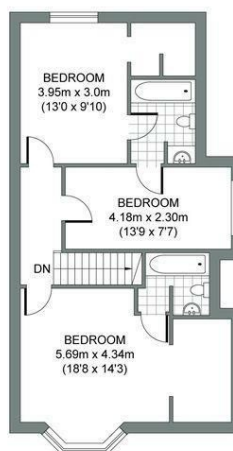
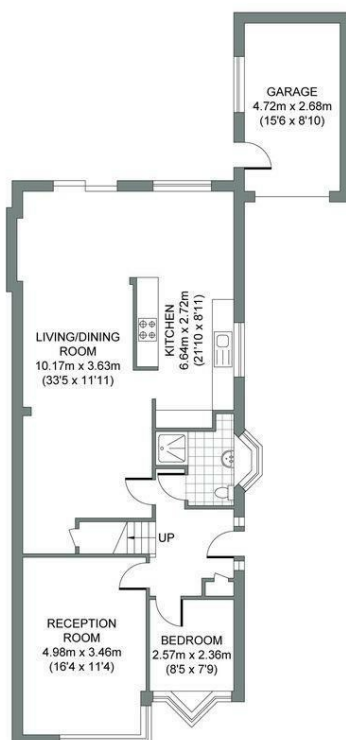
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



Floor plans

GROUND FLOOR
Approximate Gross Internal Area
100.89 sq m / 1085.97 sq ft

FIRST FLOOR
Approximate Gross Internal Area
62.02 sq m / 667.57 sq ft



W
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HOLMES AVENUE

Total Area : 162.91m² = 1753.54ft²

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