

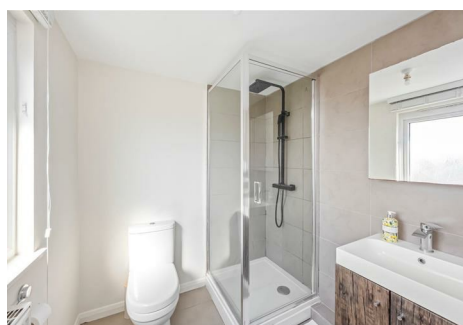
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Company Registration No: 11397540



8 Maple Gardens Hove BN3 7JU

The Weatherill Property Group are very pleased to present this substantial, extended, semi-detached family home with benefits including a SOUTH FACING REAR GARDEN, a garage and a master bedroom with an en suite. Located in a quiet residential position, adjacent to the bottom end of Holmes Avenue in Hove.



Offers In The Region Of £600,000 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 3 floors and briefly comprises: 4 bedrooms, 2 bathrooms including an en-suite, a porch, a reception hallway, a large through lounge/dining room, a kitchen and a conservatory.

In terms of outside space, the property has a generous frontage which doubles as a parking area, a garage and a lovely south facing rear garden.

The property is considered to be in excellent decorative order throughout, greatly benefits from its peaceful and secluded location and is well placed in relation to green spaces, transport links, schools and excellent shopping facilities and cafes including a Flour Pot Bakery.

- IMPRESSIVE EXTENDED TUDOR STYLE FAMILY HOME
- 4 BEDROOMS & 2 BATHROOMS INCLUDING AN EN SUITE
- A LARGE THROUGH LOUNGE/DINING ROOM
- A KITCHEN WITH AN ADJACENT CONSERVATORY
- A GARAGE AND OFF STREET PARKING

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		73
(55-68) D	57	
(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
69.40 sq m / 747.01 sq ft

FIRST FLOOR

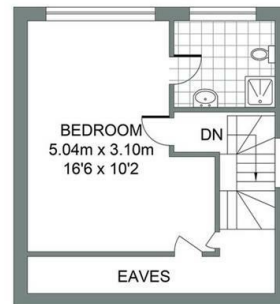
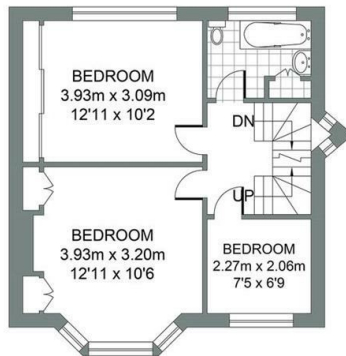
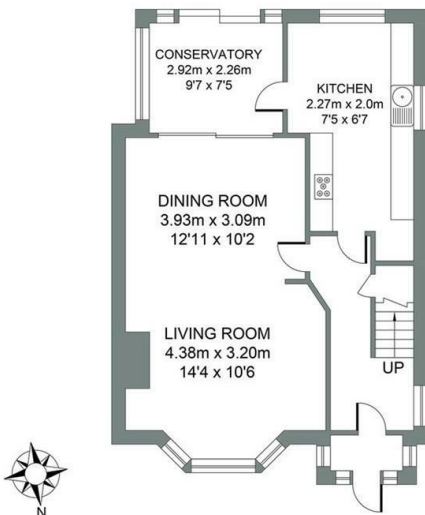
Approximate Gross Internal Area
41.90 sq m / 451.0 sq ft

SECOND FLOOR

Approximate Gross Internal Area
31.60 sq m / 340.13 sq ft

GARAGE

Approximate Gross Internal Area
12.64 sq m / 136.05 sq ft



MAPLE GARDENS

Total Area : 155.54m²= 1674.21ft²

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