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Company Registration No: 11397540



36 Applesham Avenue Hove BN3 8JJ

The Weatherill Property Group are pleased to present an extended semi-detached family home, with benefits including a large west facing rear garden complete with cabin, a large master bedroom having an en-suite bathroom, and being located close to local shops, and numerous good schools within Hove's ever popular Hangleton area.



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 briefly comprises:
3 double bedrooms, 2 bathrooms
including an en-suite, a ground floor
cloakroom/wc, a porch, an entrance
hall, that all important family size open
plan kitchen/diner complete with walk
in larder cupboard and access onto the
outside area.

In terms of outside space, there is off
street parking to the front, a shared
driveway and a good sized west facing
rear garden complete with garden
cabin. The property has been cleverly
redesigned and converted, it has gas
central heating and double glazing,
plenty of storage throughout and is
extremely well located in relation to
countless local amenities.

- AN EXTENDED 3 STOREY FAMILY HOME
- 3 GOOD SIZED DOUBLE BEDROOMS
- 2 BATHROOMS INCLUDING AN EN SUITE
- GROUND FLOOR CLOAKROOM/WC
- LARGE OPEN PLAN KITCHEN/DINER COMPLETE WITH WALK IN LARDER
- A SEPARATE LOUNGE WITH LOG BURNER

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	72	80
(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	

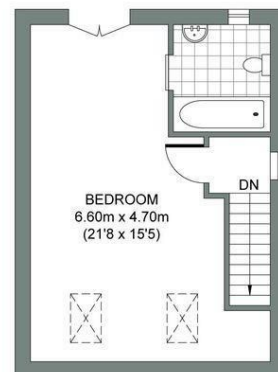
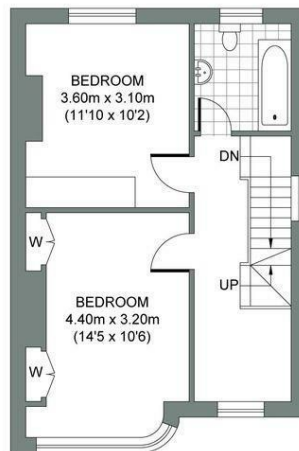
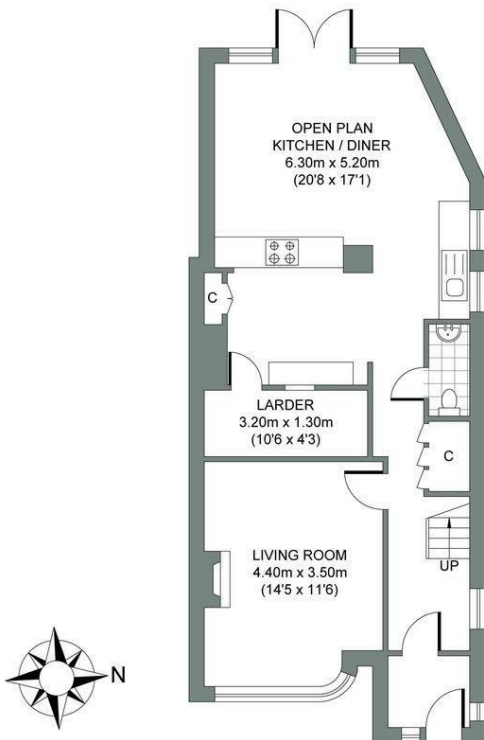


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
61.94 sq m / 666.71 sq ft

FIRST FLOOR
Approximate Gross Internal Area
40.33 sq m / 434.10 sq ft

SECOND FLOOR
Approximate Gross Internal Area
31.02 sq m / 333.89 sq ft



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APPLESHAM AVENUE

Total Area : 133.29m² = 1434.70ft²

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