

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



56 Gleton Avenue Hove BN3 8LL

The Weatherill Property Group are very pleased to present this well laid out and good sized semi detached family home with benefits including a private drive and workshop, a very large rear garden and versatile accommodation over 2 floors, close to local shops and a choice of schools in Hove's ever 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 briefly comprises: 4 bedrooms, bathroom, entrance hall, a well equipped kitchen/diner, a lounge and useful utility room/rear loggia.

In terms of outside space there is a long private driveway with space for at least 2 cars that leads to a workshop. There is a front garden and a very good sized, much larger than average, rear garden. The property is in good order throughout, well located, has good storage, gas central heating and double glazing.

- A VERY LARGE SEMI DETACHED FAMILY HOME
- 4 BEDROOMS
- WELL EQUIPPED KITCHEN/DINING ROOM WITH ADJACENT UTILITY ROOM
- A GOOD SIZE LOUNGE PROVIDING ACCESS ONTO THE REAR GARDEN
- A PRIVATE DRIVEWAY AND WORKSHOP PROVIDING OFF STREET PARKING FOR NUMEROUS CARS

Gleaton Avenue is very conveniently located in terms of local shops, bus services and cafes including a Flour Pot Bakery. There is a good choice of local schools, a library, a Doctors surgery and Dentist within the locality. Open green spaces including Greenleas Park are also close by.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		84
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

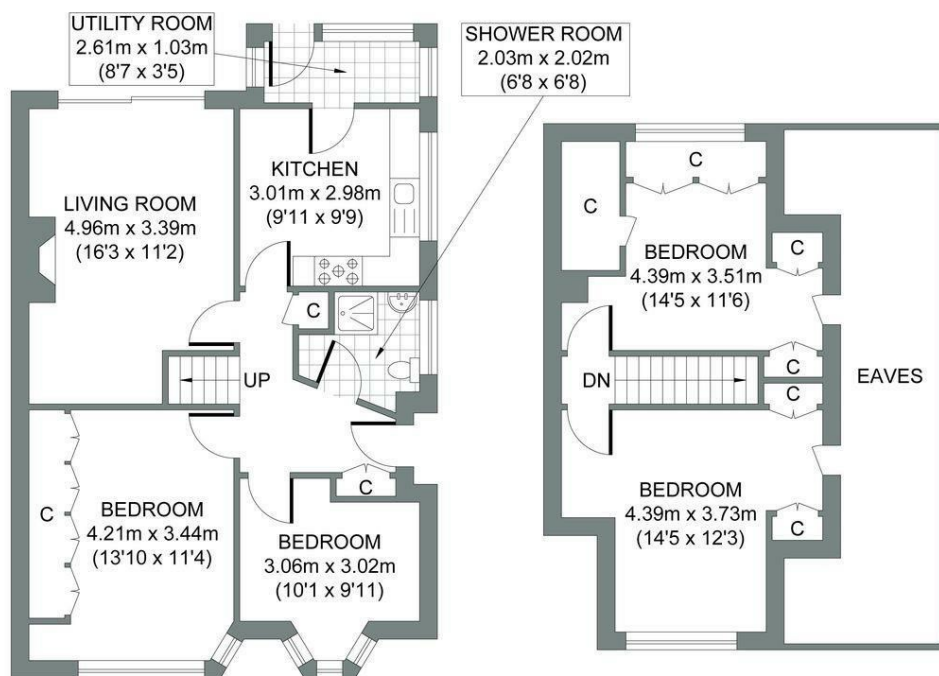


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
61.47 sq m / 661.65 sq ft

FIRST FLOOR
Approximate Gross Internal Area
31.53 sq m / 339.38 sq ft

OUTBUILDING
Approximate Gross Internal Area
7.05 sq m / 75.89 sq ft



GLETON AVENUE

Total Area : 100.05m² = 1076.92ft²

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