



8 Downsview Hove BN3 8EN

The Weatherill Property Group are pleased to present this DETACHED FAMILY HOME with benefits including a private drive and garage, a SOUTH FACING REAR GARDEN, superb views from many of the principle rooms, located in Hove's ever popular Hangleton Valley Drive area.



Offers In The Region Of £575,000 Freehold

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Viewing

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

Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 3/4 bedrooms (bedroom 4 is an optional dining room), 2 bathrooms including an en-suite adjacent to the main bedroom, an entrance porch, an entrance hall, a large lounge/dining room and a well equipped kitchen.

In terms of outside space, there is a generous frontage, a private drive that leads to the garage, a side access and a south facing rear garden.

The property is considered to be in excellent decorative order throughout, has gas central heating and double glazing and is extremely well located close to numerous schools, local shops and the nearby Benfield Conservation Area.

- AN IMPRESSIVE DETACHED FAMILY HOME
- 3/4 BEDROOMS (BEDROOM 4 OR OPTIONAL DINING ROOM)
- 2 BATHROOMS INCLUDING AN EN-SUITE
- LARGE SOUTH FACING LOUNGE/DINING ROOM
- A WELL EQUIPPED KITCHEN
- PRIVATE DRIVE AND GARAGE

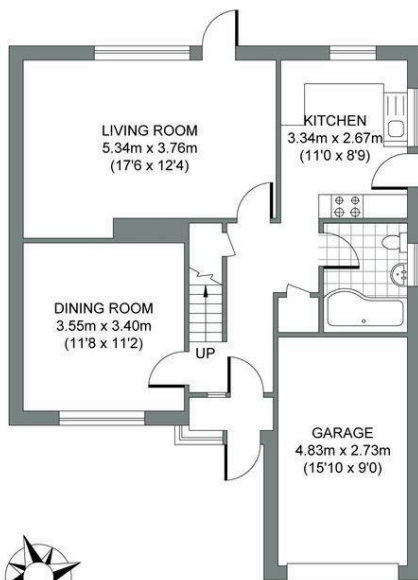
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C	71	77
(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	

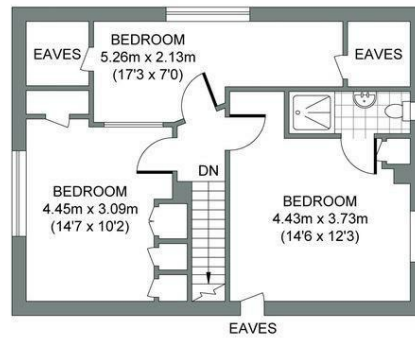


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
69.79 sq m / 751.21 sq ft



FIRST FLOOR
Approximate Gross Internal Area
47.93 sq m / 515.91 sq ft



DOWNSVIEW

Total Area (Including Garage) : 117.72m² = 1267.12R²

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