



2 Hove Park Way Hove BN3 6PS

The Weatherill Property Group are very pleased to present this large detached family home that would benefit from a program of modernisation, offering a potential buyer an enviable plot with a fantastic garden, a private drive and garage, an abundance of original features, offered for sale with no onward chain and located within a few paces of both Hove Park and Hove Recreation Ground and Hove Station is only a 15 minute walk away.



Offers In The Region Of £975,000 Freehold



Viewing

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

Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 4 bedrooms, a bathroom, a ground floor cloakroom/wc, a spacious reception hall, a lounge, a separate dining room, and a kitchen/breakfast room.

In terms of outside space there is a generous front garden, a private drive and garage, and a very large south and east facing mature rear garden. The house has a wealth of character, an abundance of original features and offers a potential buyer a wealth of scope and opportunity to make the house their own in this desirable and enviable residential location.

Hove Park Way is within walking distance of many of Hove's delightful parks, gardens and the seafront. Bus services and local shops are close by as are excellent schools and access to the A27 and A23.

- AN IMPRESSIVE AND CHARACTERFUL DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- A BATHROOM AND A GROUND FLOOR CLOAKROOM/WC
- 2 LARGE RECEPTION ROOMS
- A FAMILY SIZED KITCHEN/BREAKFAST ROOM

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		77
(55-68)	D	62	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

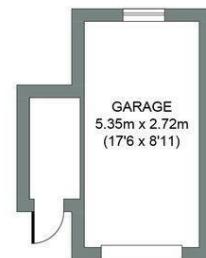
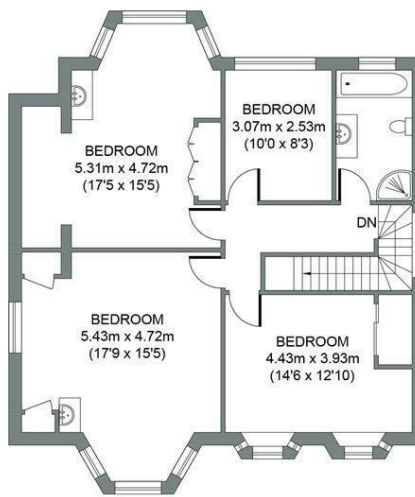
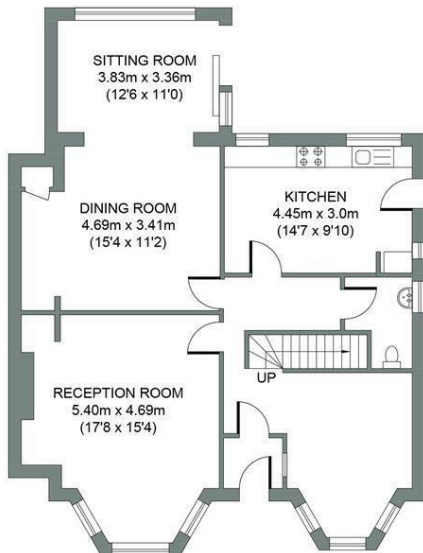


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
90.23 sq m / 971.23 sq ft

FIRST FLOOR
Approximate Gross Internal Area
83.84 sq m / 902.44 sq ft

GROUND FLOOR
Approximate Gross Internal Area
17.67 sq m / 190.2 sq ft



HOVE PARK WAY

Total Area (Including Garage) : 191.74m² = 2063.87ft²

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