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WEATHERILL
Property Group
Your Property Matters



6 Brittany Road Hove BN3 4PB

The Weatherill Property Group are absolutely delighted to offer for sale this beautiful, extended, semi-detached luxury family home that has a very large open plan kitchen and living space at its heart, a WEST FACING REAR GARDEN complete with a garden office. Located JUST OFF HOVE SEAFRONT, south of New Church Road.



Offers Over £1,000,000 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

Arranged over 3 floors, the accommodation within briefly comprises: 4 bedrooms, 2 bathrooms including an en-suite, an entrance hall, a lounge complete with log burner, a vast open plan family sized kitchen/dining room with bi-fold doors onto the rear garden, a snug, a utility room, a ground floor cloakroom/wc., and a store room (formerly the garage).

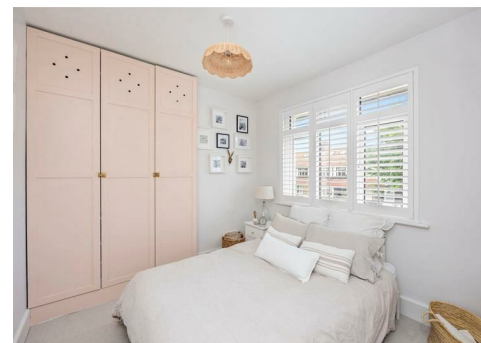
In terms of outside space the property has a private parking for at least 2 cars and a STUNNING WEST FACING REAR GARDEN with a level lawn, paved seating area and a HOME OFFICE/GARDEN ROOM.

The house itself is offered for sale in excellent decorative order throughout, having been recrafted and redesigned by the present owner, thus producing an exacting finish. Further benefits include its east/west orientation, and its highly sought after location, being close to Hove Seafront, Hove Lagoon, Rockwater and open green spaces including Wish Park.

- A STUNNING 3 STOREY FAMILY HOME JUST OFF HOVE SEAFRONT
- 4 BEDROOMS, 2 BATHROOMS
- BEAUTIFUL OPEN PLAN KITCHEN & DINING ROOM
- LOUNGE WITH LOG BURNER
- USEFUL SIDE EXTENSION FORMING A 'SNUG', UTILITY ROOM AND LARGE WALK IN STORAGE (FORMERLY THE GARAGE)

EPC

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



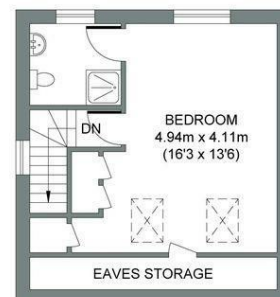
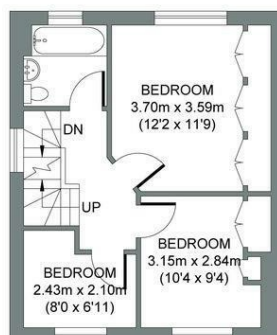
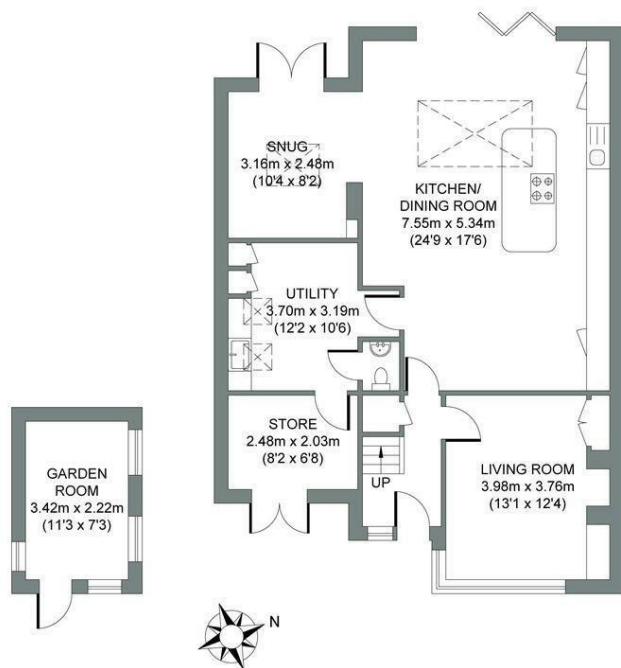
Floor plans

OUTBUILDING
Approximate Gross Internal Area
7.59 sq m / 81.69 sq ft

GROUND FLOOR
Approximate Gross Internal Area
84.92 sq m / 914.07 sq ft

FIRST FLOOR
Approximate Gross Internal Area
34.87 sq m / 375.33 sq ft

SECOND FLOOR
Approximate Gross Internal Area
30.65 sq m / 329.91 sq ft



BRITTANY ROAD

Total Area (Excluding Outbuilding) : 150.44m² = 1619.31R²

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