



**27 Chichester Close  
Hove  
BN3 8ET**

The Weatherill Property Group are very pleased to present this exceptional semi detached family home with many benefits including that all important family sized open plan kitchen and dining space, a good sized rear garden, a beautiful recently fitted bathroom. Offered for sale with NO ONWARD CHAIN and located in a quiet cul-de-sac in the heart of Hove's popular Hangleton area.



**Offers In The Region Of £400,000 Freehold**



- BEAUTIFULLY REFURBISHED 3 BEDROOM FAMILY HOUSE
- FABULOUS RECENTLY FITTED BATHROOM WITH BEAUTIFULLY TILED FLOOR
- WELL PROPORTIONED LIVING ROOM WITH LARGE BAY WINDOW
- SPACIOUS OPEN PLAN RECENTLY FITTED KITCHEN & DINING SPACE

## 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 double bedrooms, a fabulous recently fitted bathroom with a chrome and white suite and beautifully tiled floor, a welcoming entrance hallway, a well proportioned living room and a family sized open plan kitchen and dining area that occupies the rear of the ground floor with French doors opening onto the garden.

In terms of outside space, there is unrestricted on street parking, a front garden, a side passageway, useful outside storage and an extensive tiered rear garden offering a fantastic setting for entertaining and family life.

The house is in stunning decorative order throughout, has gas central heating and double glazing, good storage and benefits greatly from its quiet and convenient location close to good local schools, bus services, shops and cafes including a Flour Pot Bakery. There are good transport links including Portslade Railway Station which is easily accessible as is Hove Seafront and the city centre which are just a short drive or cycle away.

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			79
(55-68) D		68	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



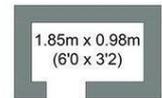
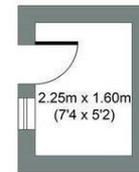
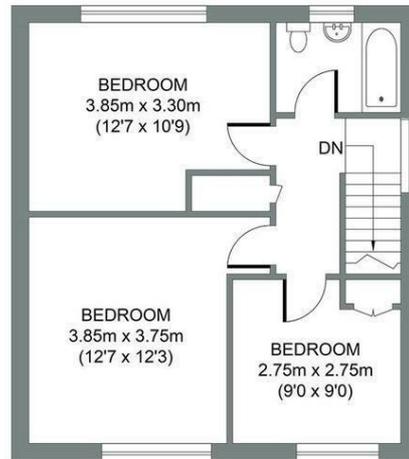
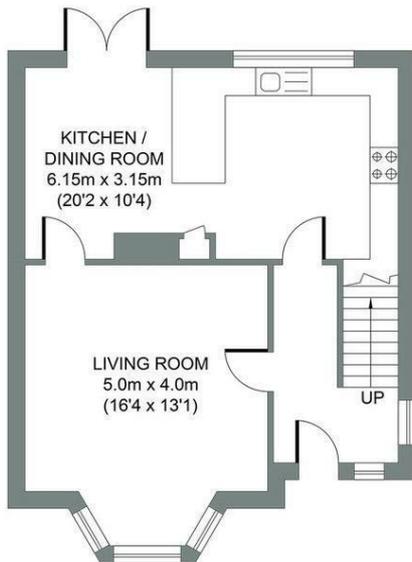
## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
43.84 sq m / 471.88 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
43.36 sq m / 466.72 sq ft

**OUTBUILDING**  
Approximate Gross Internal Area  
3.60 sq m / 38.75 sq ft

**OUTBUILDING**  
Approximate Gross Internal Area  
1.81 sq m / 19.48 sq ft



CHICHESTER CLOSE

Total Area (Including Outbuilding) : 92.61m<sup>2</sup> = 996.84ft<sup>2</sup>

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