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Company Registration No: 11397540



## 77 Northease Drive Hove BN3 8PP

Weatherills are delighted to offer this generously sized and well designed detached family home, featuring a private driveway and garage, a mature rear garden, and stunning Downland views from the back of the property. Situated in Hove's ever popular Hangleton area, this home is offered for sale with no onward chain, making it an ideal opportunity for a smoother move.



### Offers Over £500,000 Freehold

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## Viewing

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

## Agents Notes

The accommodation briefly comprises three double bedrooms, a family bathroom, a ground floor cloakroom/WC, a welcoming reception hallway, a spacious through lounge/dining room, a conservatory, and a well appointed kitchen. Externally, the property offers ample hardstanding for multiple vehicles, along with a private driveway leading to the garage. The mature rear garden extends to approximately 80 feet and enjoys an open aspect, providing attractive Downland views.

Additional benefits include gas central heating, newly fitted carpets, a newly installed kitchen, and redecoration in selected areas. Northease Drive is ideally positioned for access to green spaces, well regarded local schools, and a range of shops and cafés including a Flour Pot Bakery. Convenient bus services run nearby, offering direct links to the city centre.

- SUBSTANTIAL AND ATTRACTIVE DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- OFF STREET PARKING, PRIVATE DRIVE AND GARAGE
- 80FT REAR GARDEN
- NEW KITCHEN AND NEW CARPETS
- GAS CENTRAL HEATING

## EPC

### Energy Efficiency Rating

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



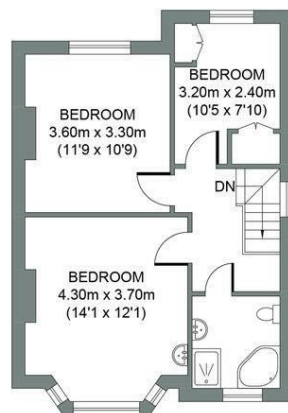
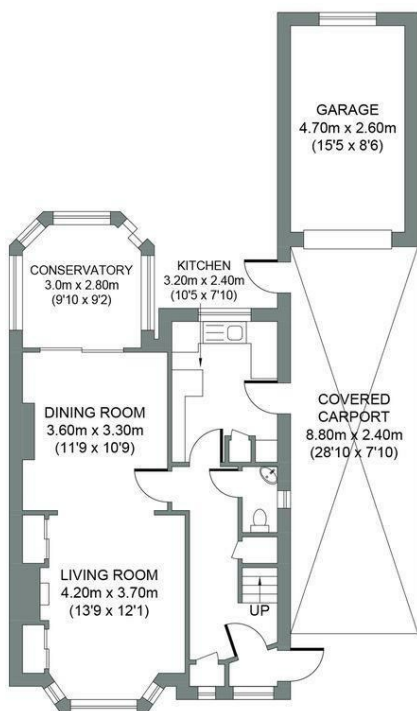
## Floor plans

### GROUND FLOOR

Approximate Gross Internal Area  
53.46 sq m / 575.43 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
45.99 sq m / 495.03 sq ft



NORTHEASE DRIVE

Total Area (Excluding Garage / Carport) : 99.45m<sup>2</sup> = 1070.46ft<sup>2</sup>

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