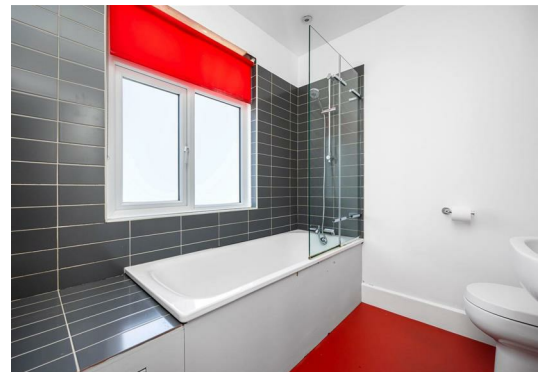


2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



19 Brittany Road Hove BN3 4PA

We are delighted to present this extended semi-detached family home, offering a wealth of features ideal for modern family living. Highlights include a private driveway and garage, a generously sized open-plan kitchen/dining room, perfect for both everyday living and entertaining and a sought-after location south of New Church Road, just a short stroll from Hove Lagoon and the seafront.



Offers In The Region Of £775,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- 3 DOUBLE BEDROOMS (Plus Useful GARDEN ROOM / HOME OFFICE)
- FAMILY BATHROOM & GROUND FLOOR CLOAKROOM/UTILITY ROOM
- FAMILY SIZED OPEN PLAN KITCHEN/DINING & LIVING SPACE
- LARGE WEST FACING SEPARATE LOUNGE

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 BATHROOM, A SPACIOUS RECEPTION HALLWAY, A SPACIOUS LANDING AND STAIRWELL, A WEST FACING LOUNGE, A GROUND FLOOR CLOAKROOM/UTILITY ROOM AND A FAMILY SIZED OPEN PLAN KITCHEN/DINING AND LIVING SPACE. In terms of outside space, there is OFF STREET PARKING to the front, a PRIVATE DRIVE AND GARAGE and a SOUTH AND EAST FACING decked and lawned rear garden complete with a GARDEN ROOM.

Brittany Road is situated in a vibrant community, with local amenities, parks, and schools just a stone's throw away. The proximity to Hove's beautiful seafront adds to the appeal, offering a wonderful lifestyle for those who enjoy coastal living. With its spacious layout and prime location, it presents an excellent opportunity for anyone looking to settle in Hove. Do not miss the chance to view this charming property and envision your future in this lovely home.

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		83
(69-80) C	71	
(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
59.64 sq m / 641.95 sq ft

FIRST FLOOR

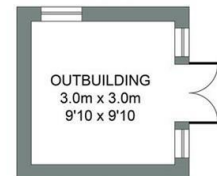
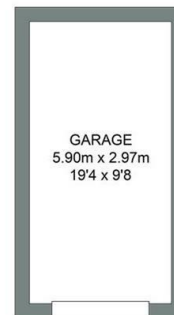
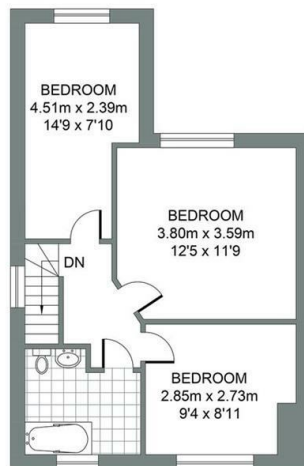
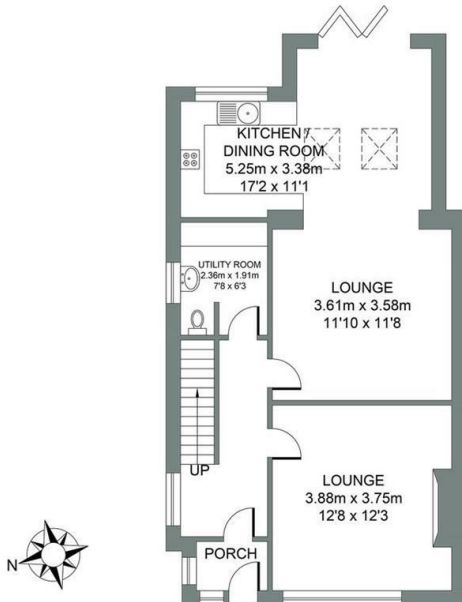
Approximate Gross Internal Area
42.62 sq m / 458.75 sq ft

GARAGE

Approximate Gross Internal Area
17.52 sq m / 188.58 sq ft

OUTBUILDING

Approximate Gross Internal Area
9.0 sq m / 96.87 sq ft



BRITTANY ROAD

Total Area : 128.78m² = 1386.17ft²

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