



**142 Rowan Avenue
Hove
BN3 7JH**

Weatherills are very pleased to exclusively present this 2 storey family home, having off street parking, and a side access, offered for sale with no onward chain, located just to the south of Hove's Hangleton Road close to good local schools and transport links.



Offers In The Region Of £400,000 Freehold



- TWO STOREY FAMILY HOME
- 3 GOOD SIZED BEDROOMS
- A BATHROOM PLUS A GROUND FLOOR CLOAKROOM/WC
- GAS CENTRAL HEATING GOOD STORAGE THROUGHOUT
- DOUBLE GLAZING

Viewing

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

Agents Notes

Arranged over the two floors, the accommodation within briefly comprises: 3 bedrooms, a bathroom, a ground floor cloakroom/wc, an entrance hall, a large through lounge/dining room, a kitchen and a conservatory that spans the rear of the property.

Outside, there is off street parking to the front, a side passage affording access from front to back and a good sized west facing level rear garden. The house has gas central heating, some useful storage and is offered for sale with no onward chain.

Rowan Avenue is located just off Hangleton Road, close to comprehensive shopping parades and cafes, including a Flour Pot Bakery, as well as excellent bus services, good schools and lovely open green spaces.

EPC

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D	67	77
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	



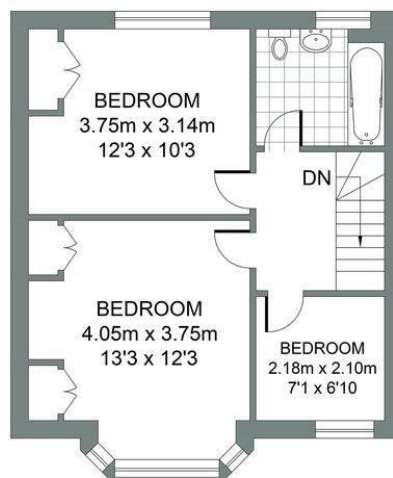
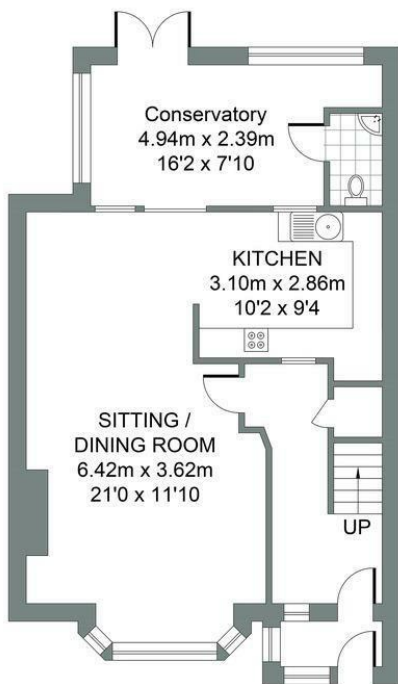
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
55.59 sq m / 598.36 sq ft

FIRST FLOOR

Approximate Gross Internal Area
41.44 sq m / 446.05 sq ft



ROWAN AVENUE

Total Area : 97.03m² = 1044.42 ft²

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