



11 Poplar Avenue Hove BN3 8PX

The Weatherill Property Group are proud to present this very large semi-detached family home, having been extended upwards and outwards and benefitting from that all important family sized kitchen/dining and living space, a master bedroom with an en-suite, located close to numerous good schools within Hove's ever popular Hangleton area.



Offers In The Region Of £600,000 Freehold

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



- AN IMPRESSIVE AND VERSATILE 3 STOREY FAMILY HOME
- CLERVERLY RE-DESIGNED HAVING BEEN EXTENDED UPWARDS AND OUTWARDS
- 4 BEDROOMS & 2 BATHROOMS INCLUDING AN EN-SUITE
- SUPERB FAMILY SIZED OPEN PLAN KITCHEN/DINING & LIVING SPACE

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), A GROUND FLOOR CLOAKROOM/WC, A RECEPTION HALLWAY, A LARGE OPEN PLAN KITCHEN/DINER AND LIVING SPACE and an ENTIRELY SEPARATE 'GROWN UPS' LOUNGE.

In terms of OUTSIDE SPACE there is OFF STREET PARKING to the front, a shared driveway that leads to the LARGER THAN AVERAGE GARAGE and a FANTASTIC WALLED DECKED AND LAWNED REAR GARDEN. The property is in EXCELLENT DECORATIVE ORDER THROUGHOUT, has great room sizes, a great layout, is EXTREMELY WELL LOCATED close to schools, bus routes and countless local amenities.

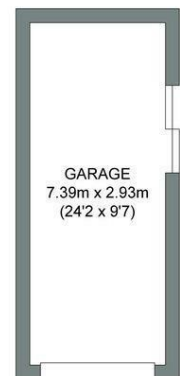
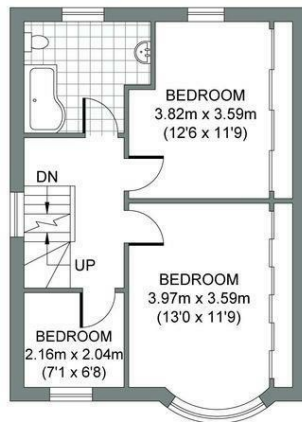
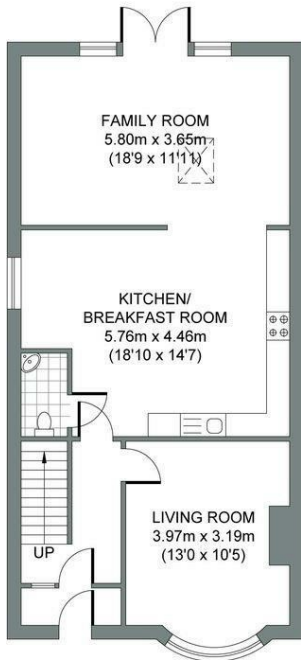
EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		81
(81-91)	B		
(69-80)	C		
(55-68)	D	68	
(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	FIRST FLOOR	SECOND FLOOR	GARAGE
Approximate Gross Internal Area 71.97 sq m / 774.68 sq ft	Approximate Gross Internal Area 46.51 sq m / 500.63 sq ft	Approximate Gross Internal Area 20.13 sq m / 216.67 sq ft	Approximate Gross Internal Area 21.65 sq m / 233.03 sq ft



POPLAR AVENUE

Total Area (Excluding Garage) : 138.61m² = 1491.98ft²

Illustration for identification purposes only, measurements are approximate, not to scale. © Weatherill Property Group