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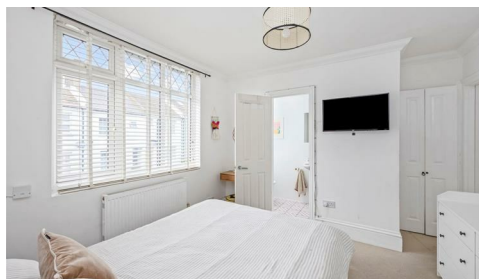
## 41 Grange Road Hove BN3 5HU

The Weatherill Property Group are absolutely delighted to present this really good sized, extended, 2 storey family home with benefits including a kitchen with adjacent utility room/loggia, a south and east facing rear garden and a master bedroom with an en suite. The property is located just off Portland Road in central Hove adjacent to West Hove Primary School.



### Offers In The Region Of £475,000 Freehold

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## Viewing

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

## Agents Notes

The accommodation within briefly comprises: 2 double bedrooms, an en-suite shower room adjacent to bedroom 1, an entirely separate family bathroom, an entrance hall, a beautiful lounge/dining room, a good sized kitchen and a well a utility room/loggia.

In terms of outside space the property boasts a formal front garden and a delightful paved and lawned south and east facing rear garden that backs onto the neighbouring school. The house itself is considered to be in excellent decorative order throughout, has some original features, gas central heating and good storage.

Grange Road is extremely well located in terms of many of central Hove's popular attractions and amenities including plenty of local shops and cafes, schools, bus services and green spaces.

- IMPRESSIVE TWO STOREY FAMILY HOME
- 2 GOOD SIZES DOUBLE BEDROOMS
- 2 BATHROOMS INCLUDING AN EN SUITE TO BEDROOM 1
- A LARGE THROUGH LOUNGE/DINING ROOM
- A WELL EQUIPPED KITCHEN WITH ADJACENT UTILITY ROOM/LOGGIA

## EPC

### Energy Efficiency Rating

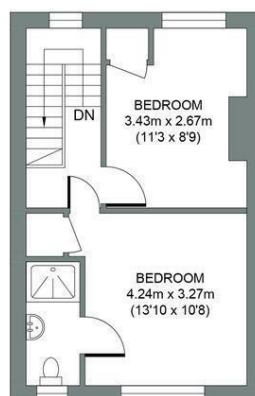
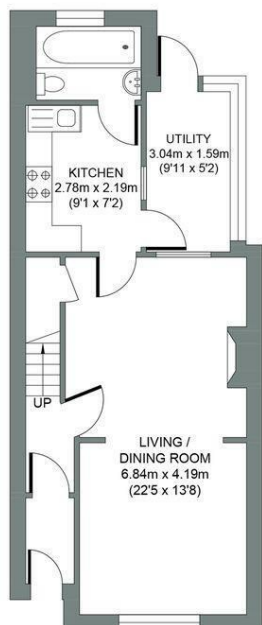
|                                             | Current                    | Potential |
|---------------------------------------------|----------------------------|-----------|
| Very energy efficient - lower running costs |                            |           |
| (92 plus) <b>A</b>                          |                            |           |
| (81-91) <b>B</b>                            |                            |           |
| (69-80) <b>C</b>                            | <b>72</b>                  | <b>78</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<br>2002/91/EC |           |



## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
42.41 sq m / 456.49 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
28.41 sq m / 305.80 sq ft



GRANGE ROAD

Total Area : 70.82m<sup>2</sup> = 762.29ft<sup>2</sup>

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