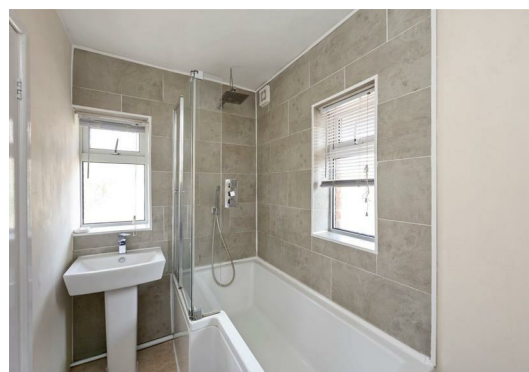


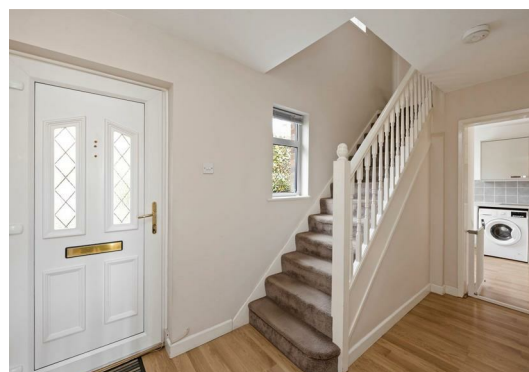
2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



83 Clarke Avenue Hove BN3 8GG

The Weatherill Property Group are pleased to present this much larger than average, extended family home arranged over 3 floors. This delightful semi-detached property has benefits including a private drive and garage, a VERY LARGE SOUTH FACING REAR GARDEN, sea views and being well located in relation to schools, green spaces and local shopping facilities within the ever popular Hangleton area of Hove.



Offers In The Region Of £500,000 Freehold

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



Viewing

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

Agents Notes

The accommodation is arranged over 3 floors and briefly comprises: 4 double bedrooms, a bathroom with a white suite, a reception hallway, a fabulous open plan family sized kitchen/dining area and a very large lounge that leads out onto the rear garden.

In terms of outside space the property boasts a front garden, unusually for the area it has a driveway that leads to a larger than average garage and in turn a paved and lawned south facing rear garden.

The property is located close to many amenities including local schools, bus services, shopping parades and cafes including a Flour Pot Bakery. There are plenty of open green spaces within walking distance.

- MUCH LARGER THAN AVERAGE 3 STOREY FAMILY HOME
- 4 DOUBLE BEDROOMS
- BATHROOM WITH WHITE SUITE
- FABULOUS OPEN PLAN FAMILY SIZED KITCHEN/DINER
- A VERY LARGE LOUNGE

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		75
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

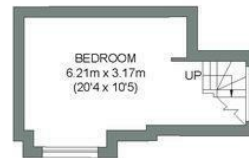
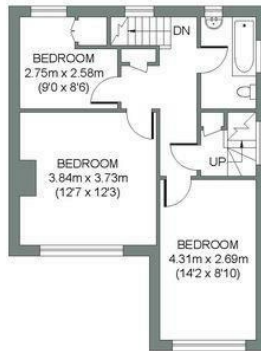
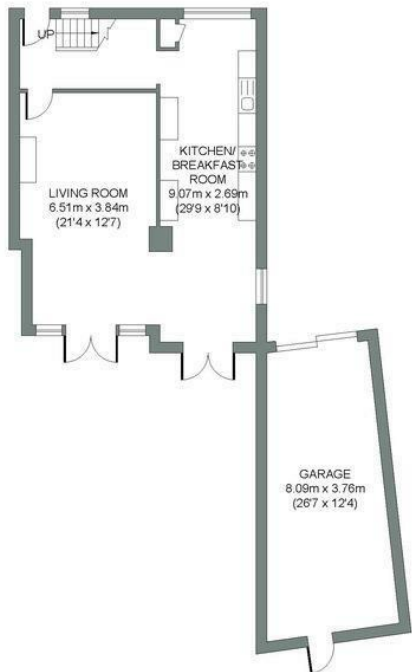


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
83.90 sq m / 903.20 sq ft

FIRST FLOOR
Approximate Gross Internal Area
49.10 sq m / 528.10 sq ft

SECOND FLOOR
Approximate Gross Internal Area
18.40 sq m / 197.70 sq ft



CLARKE AVENUE

Total Area : 151.72m² = 1633.10ft²

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