



## 28 Steyning Avenue Hove BN3 8GX

Weatherills are very pleased to present this beautifully redesigned and reworked semi-detached family home with that all important family sized kitchen/diner, 2 entrances, a beautiful symmetrical south facing rear garden, being located within striking distance of countless local amenities within Hove's ever popular Hangleton area.



**Offers Over £500,000 Freehold**



## Viewing

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

## Agents Notes

The accommodation within briefly comprises: 4 double bedrooms, a fabulous bathroom with a white suite, a ground floor cloakroom/wc (outside), an entrance hall, a south facing lounge and a dual aspect family sized kitchen/dining room complete with second entrance/rear door.

In terms of outside space there is a generous frontage, useful brick built outside storage units, a fabulous symmetrical lawned south facing rear garden with a large patio area. The house is in exceptionally good order, having been extensively improved and refurbished by the present owner.

Steyning Avenue is located within the very popular Hangleton area, close to good local schools, excellent shopping facilities and cafes including a Flour Pot Bakery. Regular bus services pass close by giving access to other parts of Brighton and Hove.

- INDIVIDUALLY REFURBISHED AND REDESIGNED SEMI-DETACHED FAMILY HOME
- 4 DOUBLE BEDROOMS
- FANTASTIC BATHROOM WITH WHITE SUITE PLUS ADDITIONAL GROUND FLOOR WC
- FABULOUS OPEN PLAN KITCHEN/DINING ROOM
- A SOUTH FACING LOUNGE

## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		73
(55-68)	D	54	
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floor plans

### OUTBUILDING

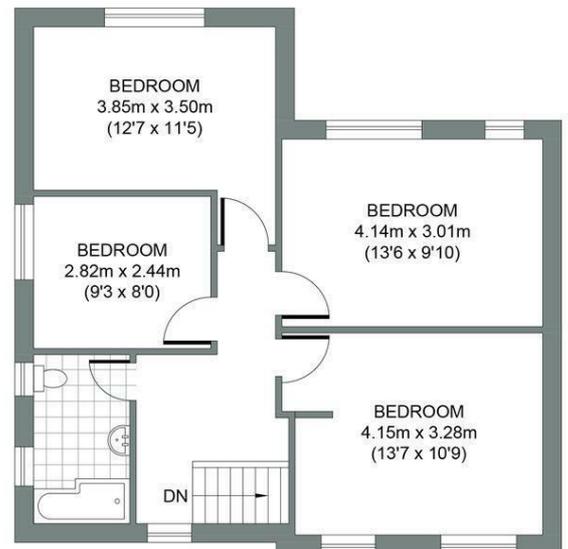
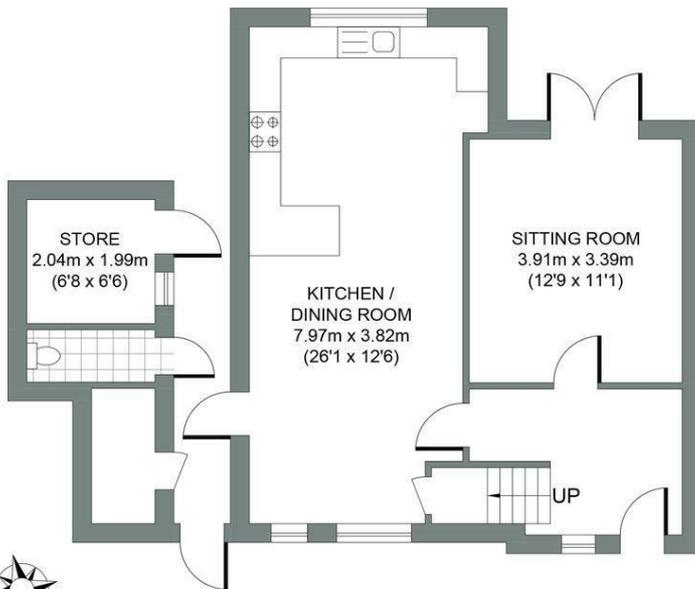
Approximate Gross Internal Area  
8.27 sq m / 89.01 sq ft

### GROUND FLOOR

Approximate Gross Internal Area  
49.80 sq m / 536.04 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
57.62 sq m / 620.21 sq ft



STEYNING AVENUE

Total Area (Including Outbuilding) : 115.69m<sup>2</sup> = 1245.27ft<sup>2</sup>

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