



**63 Lark Hill  
Hove  
BN3 8PH**

Weatherills are very pleased to present this good sized, extended semi-detached bungalow with benefits including a garage, an attractive rear garden and offered for sale in no onward chain. The property is located in the very popular Hangleton area of Hove.



**Offers In The Region Of £375,000 Freehold**



- AN EXTENDED SEMI-DETACHED BUNGALOW IN A VERY POPULAR LOCATION
- 2 BEDROOMS
- A BATHROOM WITH A WHITE SUITE
- A SOUTH FACING LOUNGE
- A KITCHEN EQUIPPED WITH NEFF APPLIANCES

## Viewing

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

## Agents Notes

The accommodation within briefly comprises: 2 bedrooms, a bathroom, an entrance hall, a south facing lounge, a well equipped kitchen, a good sized extension that doubles as an additional living space and dining area providing access onto the rear garden.

In terms of outside space the property has a very good sized rear garden, a shared driveway, a garage and a front garden. The property benefits greatly from its location, useful storage, double glazing, gas central heating and the fact that it is offered for sale with NO ONWARD CHAIN.

Lark Hill is located within the heart of the Hangleton area of Hove, close to several good local schools, excellent transport links, shopping parades and cafes including a Flour Pot Bakery. There are several large open green spaces near by as well as a local Community Centre and Medical Centre and Library.

## EPC

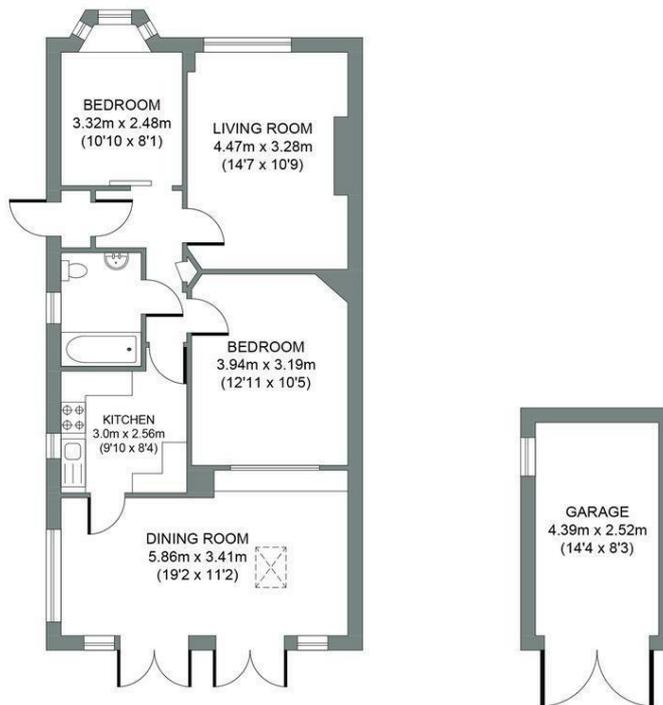
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) <b>A</b>			<b>80</b>
(81-91) <b>B</b>			
(69-80) <b>C</b>			
(55-68) <b>D</b>		<b>66</b>	
(39-54) <b>E</b>			
(21-38) <b>F</b>			
(1-20) <b>G</b>			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	



## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
71.08 sq m / 765.09 sq ft

**GARAGE**  
Approximate Gross Internal Area  
11.06 sq m / 119.04 sq ft



LARK HILL

Total Area (Excluding Garage) : 71.08m<sup>2</sup> = 765.09ft<sup>2</sup>

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