

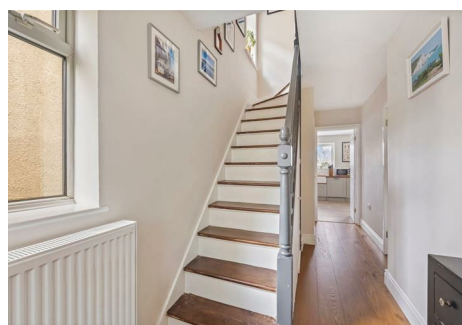
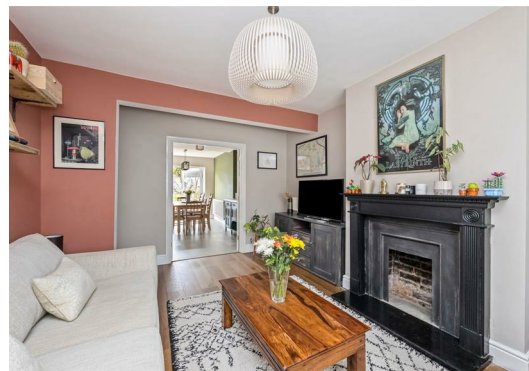
2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



53 Gleton Avenue Hove BN3 8LN

The Weatherill Property Group are very proud to present this dramatically improved, redesigned and refurbished family home with benefits including a south facing rear garden, a useful loft room/store room, an open plan family sized kitchen/diner, offered for sale with no onward chain and located in the heart of Hove's ever popular Hangleton area.



Offers In The Region Of £550,000 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

Arranged over two floors, the accommodation within briefly comprises: 3 bedrooms, a bathroom with a white suite, a ground floor cloakroom/wc, a useful loft/store room accessed via a pull down ladder, an entrance porch and hall, a large open plan kitchen/dining arrangements and a separate lounge.

In terms of outside space, the property has off street parking to the front, a shared driveway and a good sized south facing rear garden. There is a useful outbuilding (formerly the garage) and a workshop positioned behind. The garden enjoys a fabulous southerly aspect and view.

Gleaton Avenue is ideally located in terms of local shopping facilities and cafes including a Flour Pot Bakery as well as excellent local shops, bus services and green spaces.

- IMPRESSIVE EXTENDED FAMILY HOME
- 3 BEDROOMS
- A BATHROOM WITH A WHITE SUITE WITH BATH AND SHOWER ENCLOSURE
- GROUND FLOOR CLOAKROOM/WC
- FAMILY SIZED OPEN PLAN KITCHEN/DINER
- SEPARATE LOUNGE

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		77
(55-68) D	58	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC



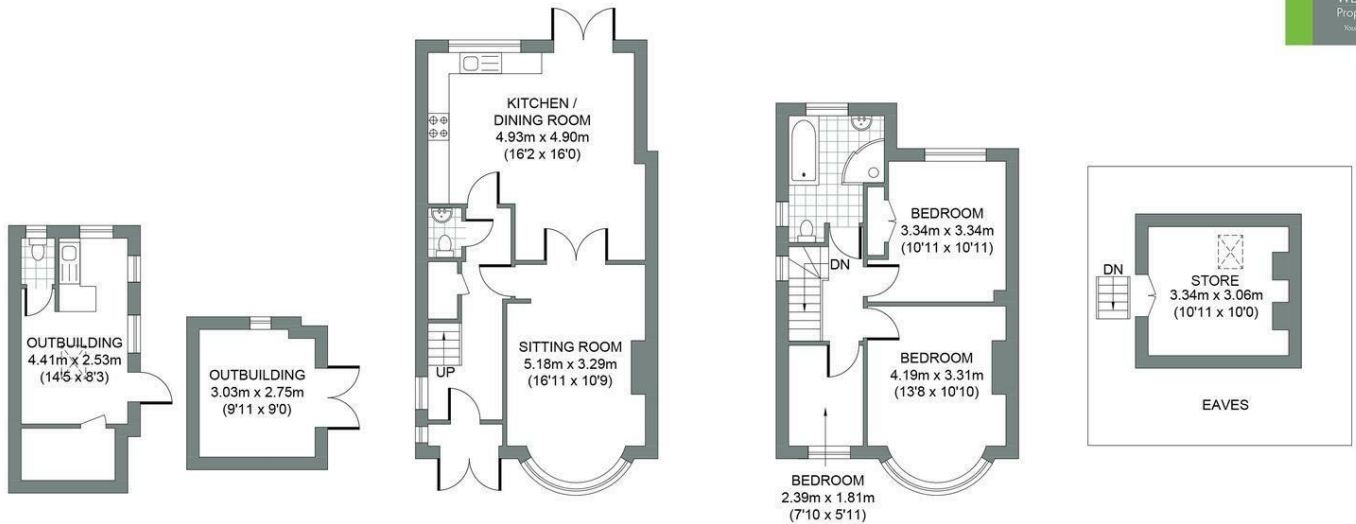
Floor plans

OUTBUILDINGS
Approximate Gross Internal Area
22.35 sq m / 240.57 sq ft

GROUND FLOOR
Approximate Gross Internal Area
49.01 sq m / 527.5 sq ft

FIRST FLOOR
Approximate Gross Internal Area
38.84 sq m / 418.1 sq ft

SECOND FLOOR
Approximate Gross Internal Area
10.22 sq m / 110.0 sq ft



GLETON AVENUE

Total Area (Excluding Outbuildings) : 98.07m² = 1055.6ft²

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