

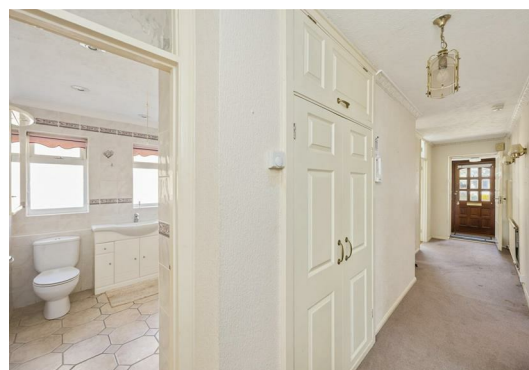
2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



4 Sylvester Way Hove BN3 8AR

Weatherills are pleased to present this good quality detached bungalow with a generous south facing garden, private drive and garage with no onward chain and located within a quiet cul de sac close to Hangleton Valley Drive and Benfield Conservation Area.



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 within briefly comprises: 3 bedrooms, a bathroom, an entrance hall, a large lounge/dining room, and a kitchen/breakfast room.

In terms of outside space there is a front garden, a private drive and garage and a SOUTH FACING REAR GARDEN.

The property would benefit from some modernisation and redecoration, but is wonderfully located in a quiet cul de sac, close to Hangleton Valley Drive and near by dog walking routes within the Benfield Valley Conversation Area,

- IMPRESSIVE DETACHED BUNGALOW & PLOT POSITIONED ON LEVEL GROUND
- SCOPE FOR IMPROVEMENT INCLUDING A LARGE LOFT SPACE
- A REAL OPPORTUNITY FOR A PURCHASER TO MAKE A PROPERTY THEIR OWN (STPP)
- 3 BEDROOMS

EPC

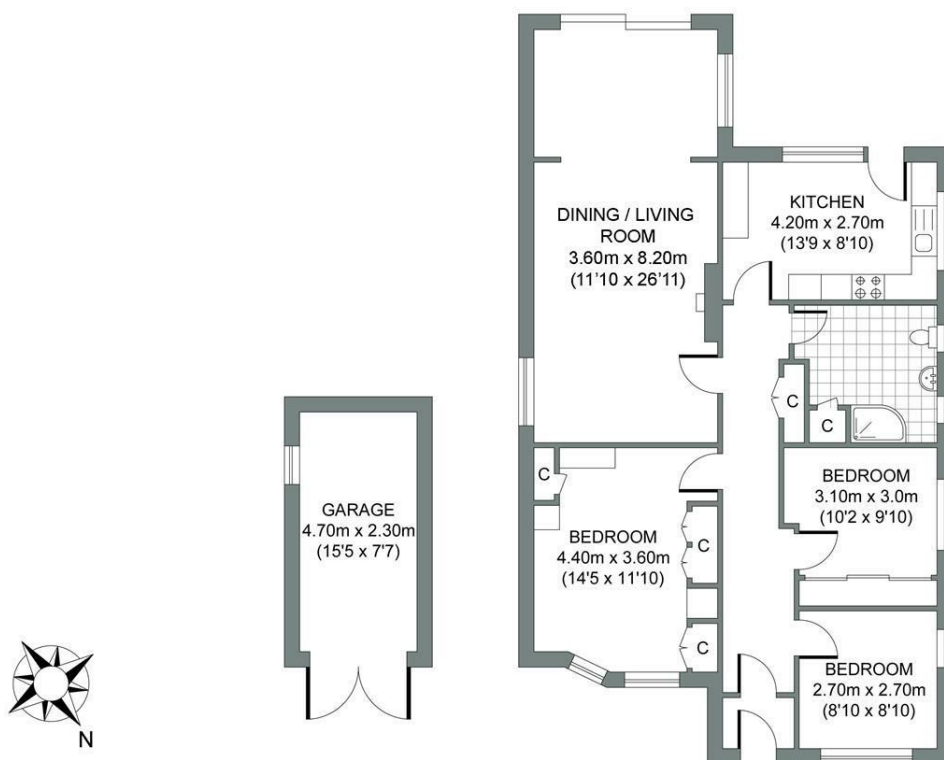
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		82
(81-91) B		
(69-80) C		
(55-68) D	60	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC 



Floor plans

GARAGE
Approximate Gross Internal Area
10.81 sq m / 116.35 sq ft

GROUND FLOOR
Approximate Gross Internal Area
94.23 sq m / 1014.28 sq ft



W
WEATHERILL
Property Group
Your Property Matters

SYLVESTER WAY

Total Area : 105.04m² = 1130.63ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
© Weatherill Property Group