



## 31 Fallowfield Crescent Hove BN3 7NQ

Weatherills are very pleased to present this semi-detached bungalow that offers a great deal of scope and potential for improvement and enlargement, whilst having gas central heating and double glazing, a conservatory, a garage and a south facing rear garden. Located in Hove's ever popular Nevill area, close to good transport links, local schools, shops and cafes including a Flour Pot Bakery.



**Offers In The Region Of £475,000 Freehold**



- A GOOD SIZED WELL LAID OUT DOUBLE FRONTED SEMI DETACHED BUNGALOW
- PLENTY OF SCOPE FOR ENLARGEMENT AND IMPROVEMENT IF SO REQUIRED
- A GOOD SIZED OPEN PLAN KITCHEN/DINING ROOM
- 80FT SOUTH FACING REAR GARDEN
- AN EXTENDED 'L' SHAPED LIVING ROOM

## Viewing

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

## Agents Notes

The accommodation within briefly comprises: 2 double bedrooms, a bathroom with a white suite, a good sized open plan family sized kitchen/diner, a lounge and a good sized south facing rear extension/loggia leading out onto the garden.

In terms of outside space, there is a good size front garden, a shared driveway leading to the garage and a large 80ft SOUTH FACING REAR GARDEN.

The bungalow is well laid out, has good room sizes, but principally offers a purchaser the opportunity to enlarge and improve the property, as many adjacent properties have done in the same road.

## EPC

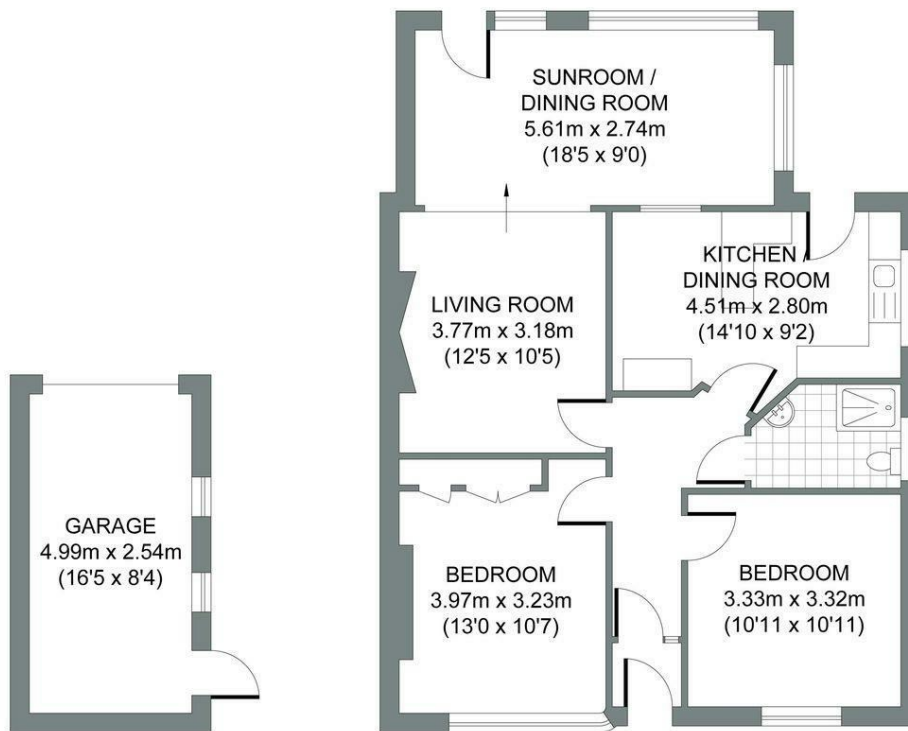
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>77</b>
(55-68) <b>D</b>	<b>62</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Floor plans

**GARAGE**  
Approximate Gross Internal Area  
12.67 sq m / 136.37 sq ft

**GROUND FLOOR**  
Approximate Gross Internal Area  
76.92 sq m / 827.96 sq ft



FALLOWFIELD CRESCENT

Total Area : 89.59m<sup>2</sup> = 964.33ft<sup>2</sup>

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