



## 83 Rowan Avenue Hove BN3 7JH

Weatherills are delighted to offer this generously proportioned three storey family home, featuring a stunning open plan living, dining and kitchen space, a lovely level rear garden and off street parking for two cars. Ideally located just off Hangleton Road in Hove, the property is well placed for excellent local schools and convenient transport links.



**Offers In The Region Of £575,000 Freehold**

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## Viewing

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

## Agents Notes

Arranged over three floors, the well planned accommodation comprises 4 bedrooms and 2 bathrooms, together with an entrance hall, good size utility room with wc., and a spacious through lounge/dining room. This in turn links seamlessly with the superb kitchen, creating a highly desirable open-plan family living space. Bi-fold doors open directly onto the rear garden, complemented by useful side access and two off-street parking spaces to the front.

The property is presented for sale in stunning decorative order throughout and further benefits include double glazing, gas central heating and ample storage. Ideally positioned, the home is within walking distance of Goldstone Primary School, Hangleton Junior School, excellent transport links, green spaces and a range of local shops and cafés, including the popular Flour Pot Bakery.

- A VERY GOOD SIZED EXTENDED VERSATILE FAMILY HOME
- 4 BEDROOMS AND 2 BATHROOMS AND UTILITY ROOM WITH WC
- LARGE OPEN PLAN FAMILY SIZED ACCOMMODATION
- BI FOLD DOORS OPENING ONTO THE REAR GARDEN
- USEFUL SIDE ACCESS

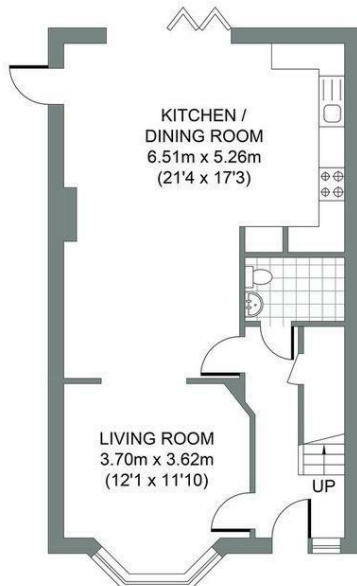
## EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			81
(81-91) B			
(69-80) C			
(55-68) D		70	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
<b>England &amp; Wales</b>		EU Directive 2002/91/EC	

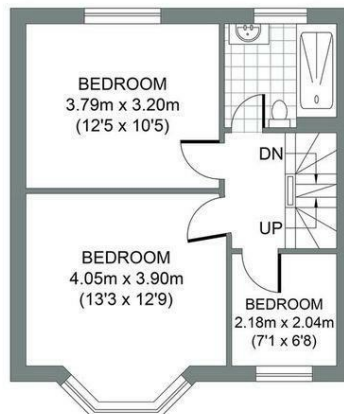


## Floor plans

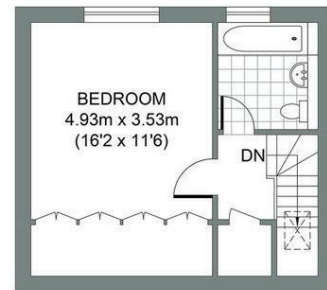
**GROUND FLOOR**  
Approximate Gross Internal Area  
53.71 sq m / 578.12 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
41.40 sq m / 445.62 sq ft



**SECOND FLOOR**  
Approximate Gross Internal Area  
27.51 sq m / 296.11 sq ft



ROWAN AVENUE

Total Area : 122.62m<sup>2</sup> = 1319.87ft<sup>2</sup>

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