



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

£625,000
Wayfield Avenue
Hove, BN3 7LW

PROPERTY SUMMARY

Guide Price - £525,000 - £550,000

Within walking distance to all local amenities, bus routes into Brighton & Hove's city centre and Brighton & Hove's mainline train station, Aldrington station is also close by. Not too far away is the prestigious Hove Park, which makes this location ideal if you are looking to get that bit more for your money but something not too far out of town. You are also surrounded by many desirable schools which are within walking distance from this perfect family home.

Jack Taggart & Co are proud to offer you this well presented four bedroom house situated in the sought after Wayfield Avenue, Hove. Whilst this property has a traditional layout, the unique position of the house has potential to extend outwards onto a secluded west facing garden or to extend through the loft. This wonderful family home also benefits from private off street parking and an integral garage.

As you enter the ground floor of this property it comprises a large living room leading to an archway into the dining room, light bounces into this room because of the glass bifold doors. To the right is the kitchen which includes beautiful wooden integrated storage above and below the work surfaces. Also on the ground floor is a bathroom with a shower, W/C and Sink. As you walk up your staircase and onto a large landing area there are 4 bedrooms. The Master double bedroom with en suite shower rooms. Two large double bedrooms with integrated storage space and a family bathroom. There is then a slightly smaller fourth bedroom which is currently being used as a study/home office this would be

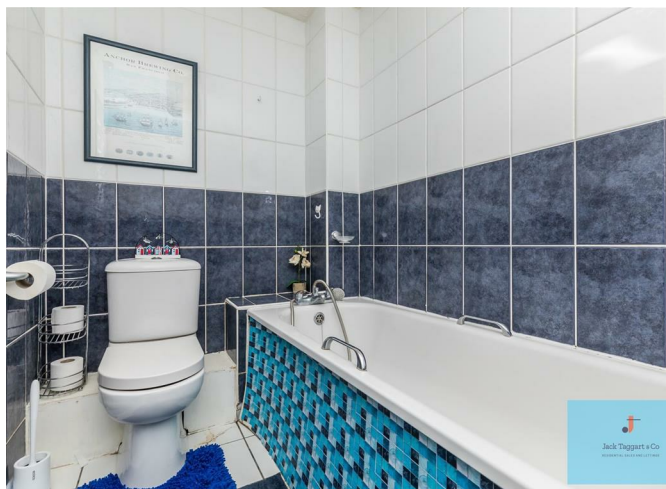
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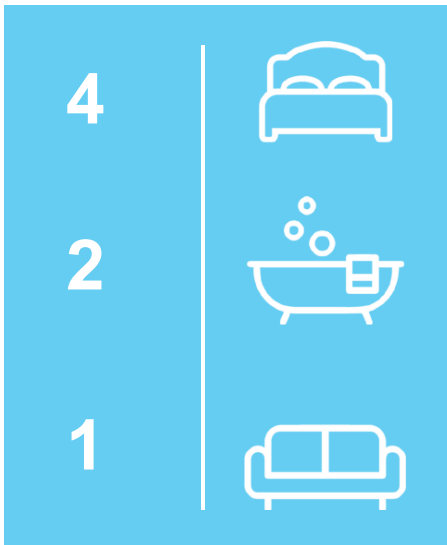
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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive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

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements