



## 81 WEST WAY HOVE, BN3 8LP

FREEHOLD

Fantastic semi-detached house with off street parking and garage. This superb property benefits from well presented accommodation comprising; three bedrooms, family bathroom, dual aspect lounge diner, kitchen and cloakroom. Outside there is off street parking for multiple vehicles, a lovely front garden and impressive rear garden with plenty of space for outside dining.

This great location, popular with families with reputable primary and secondary schools close by. There are local shops, coffee shops and amenities within Hangleton along with easy access to surrounding areas. Portslade & Hove mainline stations are accessible offering regular and direct links to London.

# Nicholas James

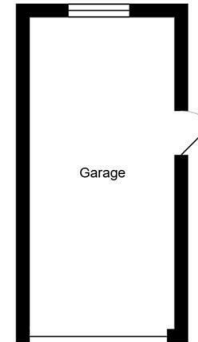
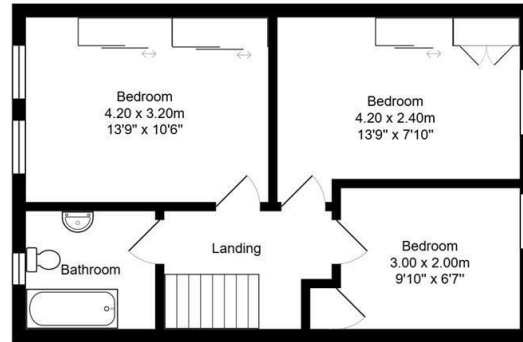
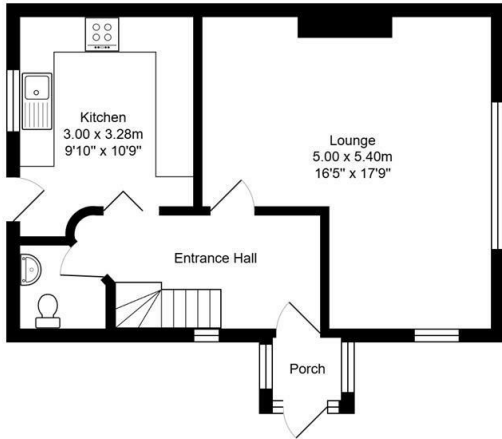
SALES LETTINGS AUCTIONS







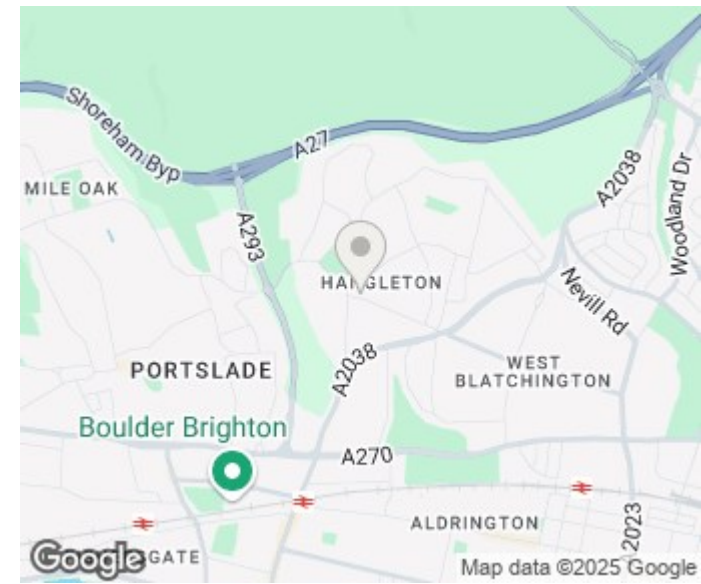




81, West Way, Hove, BN3 8LP

Total Area: 103.1 m<sup>2</sup> ... 1110 ft<sup>2</sup>

All measurements are approximate and for display purposes only.



Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		<b>83</b>
(69-80) <b>C</b>	<b>69</b>	
(55-68) <b>D</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	

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

Hove Sales  
Ground Floor 8 The Drive  
Hove  
East Sussex  
BN3 3JA

01273 917915  
hello@nicholasjamesproperty.co.uk  
www.nicholasjamesproperty.co.uk

**Nicholas  
James**

SALES LETTINGS AUCTIONS