



- Three Bedroom Semi Detached House
- Probate Sale No Chain
- Lounge & Separate Dining Room
- Located On A Green
- South Facing Rear Garden
- Huge Potential To Improve
- Popular Family Location
- Property Requires Modernisation

Amberley Close, Hangleton,

Hove

Price: £400,000 Freehold



Total Area: 85.4 m² ... 920 ft²

All measurements are approximate and for display purposes only

Cox & Co are pleased to bring this three-bedroom semi-detached house to the market.

The property has fantastic potential to improve, as it currently requires updating and modernisation. It is ideally located opposite a green, which offers a degree of seclusion as there is no traffic in front of it.

As you enter the property, you will see a spacious hallway with storage and two doors, one into the kitchen and the other into the living room. From the dining room, you have doors giving views and access to the good-sized south-facing garden. The first floor has three bedrooms and a family shower room.

Outside, the property has a south-facing rear garden with brick-built storage being mainly laid to lawn.

The property is being sold with no onward chain.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			86
(81-91) B			
(69-80) C		72	
(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	

