



14 Hangleton Close

Hove, BN3 8LT

Offers In The Region Of £575,000



AN EXTENDED SEMI DETACHED CHALET BUNGALOW SITUATED IN A FAVOURED CLOSE LOCATION

Located between Dale View and West Way, Buses pass by on Hangleton Way providing access to most parts of Brighton & Hove including the mainline railway stations with their commuter links to London. Local shops are available on Hangleton Way as well as the nearby Grenadier shopping parade. The property is also well situated for local schools, doctors surgery, dentist and access to the A23/A27. Pathway to the local Sainsbury's superstore can be found within 500 yards of the property.



COVERED ENTRANCE

FRONT DOOR

Feature part double glazed composite door leading into

ENTRANCE HALLWAY

Recessed spot lighting, wall mounted electric consumer unit in metal box, radiator with thermostat control, wood effect LVT flooring, mains operated smoke detector.

CLOAK ROOM

Fitted with white low level W.C, pop up waste, wall mounted wash basin with tiled splash backs, wood effect laminate flooring, under stairs storage cupboard, ceiling light point.

LOUNGE 13'1 x 10'8 (3.99m x 3.25m)

Double glazed bay window to front, coved ceiling, recessed spotlighting, two wall mounted lights, radiator with thermostatic valve, T.V aerial point, wood effect LVT flooring, double glazed casement doors opening to rear garden.

KITCHEN 11'5 x 7'3 (3.48m x 2.21m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, tall cupboard with pull out drawers for pantry, corner unit with carousel, square edge marble style work surfaces with inset stainless stell sink with chrome mixer tap, splashback, four ring gas hob, extractor over, single electric 'Neff' oven, space for 'American' style fridge freezer, integrated 'AEG' dishwasher, wood effect laminate flooring, double glazed window to the front of the property, radiator with thermostatic valve, centralised ceiling light point, coved ceiling.

DINING ROOM 11'1 x 9'6 (3.38m x 2.90m)

Southerly aspect, with coved ceiling, ceiling light point, radiator with thermostatic valve, wood effect LVT flooring, opening to conservatory and door to utility room.

UTILITY ROOM / STORAGE 10'2 x 5'6 (3.10m x 1.68m)

Minimum measurements. Radiator with thermostatic valve, double glazed door providing access to garden, ceiling light point, door to

WET ROOM 9'3 x 7'8 (2.82m x 2.34m)

Space and plumbing for washing machine, wall mounted wash basin with mixer tap, 'Worcester Bosch' gas central heating boiler for heating and hot water, wall mounted mains shower, fully tiled walls, non slip flooring, extractor fan, double glazed window with obscure glass to the front of the property, recessed spot lighting.

CONSERVATORY 11'10 x 9'2 (3.61m x 2.79m)

Located off the Dining room. Southerly aspect with polycarbonate pitch roof, part brick built and uPVC construction, opening fan light windows, radiator, wood effect LVT flooring, power point and pendant light point, single double glazed door to garden, double opening casement doors providing access to garden.

BEDROOM THREE 15'9 x 10'6 (4.80m x 3.20m)

Formerly lounge. Southerly aspect with double glazed window to the front of the property with fitted plantation style blinds, gas feature fire insert, ceiling light point, two wall mounted lights, T.V. aerial point, telephone point, radiator, wood effect LVT flooring.

STAIRS

From entrance hallway with banister leading to

FIRST FLOOR LANDING

19ft in length, double glazed window to side with obscure glass, coved ceiling, 2 ceiling light points, mains operated smoke detector.

BEDROOM ONE 15'4 x 9'0 (4.67m x 2.74m)

Coved ceiling, double glazed window to the rear of the property with fitted black out blinds, two wall mounted lights, ceiling light point, mirrored wall with mirror fronted door opening into

DRESSING ROOM/WALK IN WARDROBE 10'2 x 6'2 (3.10m x 1.88m)

Hanging and shelving space for clothes and shoes, recessed spotlighting, radiator, hatch to eaves storage.

BEDROOM TWO 8'11 x 8'0 (2.72m x 2.44m)

Fitted wardrobes with plain and mirror fronts, radiator, double glazed window to the rear of the property, fitted black out blinds, small service hatch, coved ceiling.

BEDROOM FOUR 12'4 x 7'8 (3.76m x 2.34m)

Double glazed window to the front of the property, fitted black out blinds, recessed spotlighting, radiator with thermostatic valve.

BATHROOM 10'0 x 8'10 (3.05m x 2.69m)

Fully tiled walls, double glazed window with obscure glass to the rear, suite comprising of low level W.C. with pop up waste, white panelled bath with telephone style mixer tap and shower attachment, separate corner glazed shower cubicle with mains shower, extractor fan. Good range of built in high gloss fronted storage cupboards with over shelf and centralised wash basin with mixer tap and pop up waste, shaver point, chrome ladder style radiator, tiled effect flooring, former airing cupboard with shelving, recessed spotlighting.

OUTSIDE

FRONT GARDEN

Off street parking, car hardstand for 2 cars, gate providing side access to property.

REAR GARDEN

Landscaped to provide paved patio, with stepping stone path to side through lawn leading to further raised paved patio and raised brick decorative flower/plant borders, further path on the other side of garden to sleeper edged border with planting, compost area.

COUNCIL TAX

Band D

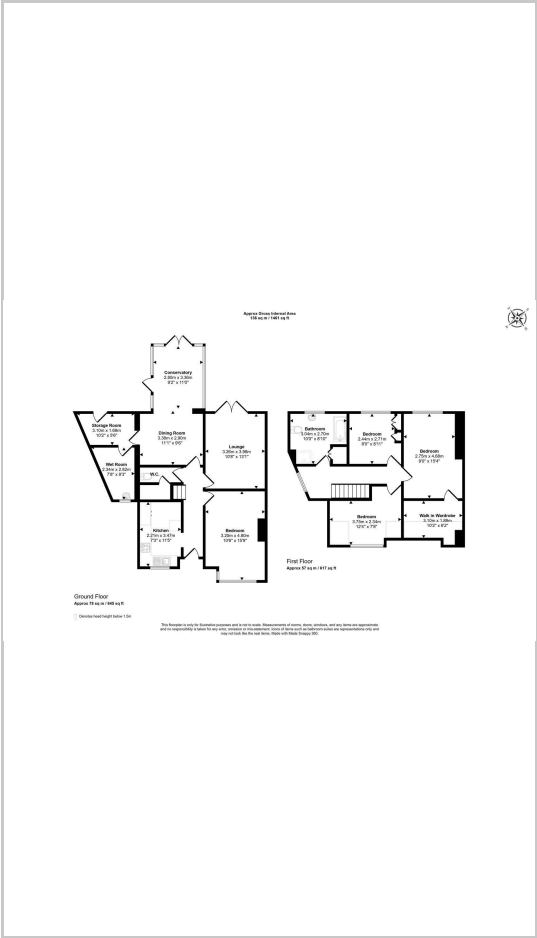
DISCLAIMER

Some rooms have been omitted from virtual tour and photos.
Please refer to floor plan and contact agent for any further details.

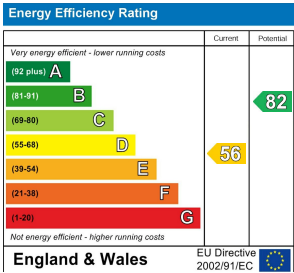
Area Map



Floor Plans



Energy Efficiency Graph



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