



## 132 Hangleton Valley Drive

Hove, BN3 8FE

Offers In The Region Of £450,000



AN EXTENDED SEMI DETACHED BUNGALOW IN A FAVOURED LOCATION WITH PRIVATE DRIVEWAY

Situated in the sought after Hangleton Valley area of Hove, between Northfield Rise and Warenne Road. Local bus services provide access to most parts of central town. Local shopping is available in Hangleton Way and Sainsburys Superstore is just over a mile away. West Way offers doctors, dentist, library as well as more extensive shopping facilities at the Grenadier Parade. Greenleas Park and the Old Railway Line are ideal for recreational and dog walking opportunities. Access to the A23/A27 are conveniently nearby.



## FRONT DOOR

Feature double glazed front door with coloured lead glass centre panel opening to

## ENTRANCE HALLWAY

Coved ceiling, ceiling light point, dado rail, radiator, wall mounted central heating thermostat control, built in cloaks storage cupboard, further airing cupboard housing lagged cylinder with slatted shelving over, meter cupboard housing electric meter and fuse board, hatch to loft space.

## LOUNGE / DINING ROOM

### LOUNGE AREA 14'6 x 11'0 (4.42m x 3.35m)

Coved ceiling ceiling light point, ceiling rose, radiator with thermostatic valve, T.V. aerial point, telephone point, feature fireplace with fitted gas fire insert, hearth, opening to rear of room to

### DINING AREA 10'2 x 9'0 (3.10m x 2.74m)

Dual aspect with double glazed window to side, sliding double glazed door providing access to garden, coved ceiling, ceiling light point, ceiling rose, radiator.

## KITCHEN / BREAKFAST ROOM 13'6 x 7'9 (4.11m x 2.36m)

Fitted extensive range of high gloss fronted eye level and base units comprising of cupboards and drawers, built in display cabinet with plate rack, space and plumbing for washing machine, further space for other appliances, cupboard housing newly installed (2026) 'Worcester' gas central heating boiler, coved ceiling, ceiling light point, radiator, dado rail, good sized oblong window overlooking rear garden, double glazed door providing access to garden, ceramic tiled flooring, part tiled walls.

## BEDROOM ONE 12'3 x 11'1 (3.73m x 3.38m)

Southerly aspect with double glazed window overlooking front garden as well as offering views across Hangleton Valley, coved ceiling, ceiling light point, radiator.

## BEDROOM TWO 10'11 x 10'4 (3.33m x 3.15m)

Dual aspect to the south and west with two double glazed windows, coved ceiling, ceiling light point, radiator, T.V. aerial point.

## BATHROOM 7'11 x 7'5 (2.41m x 2.26m)

Pedestal wash hand basin with hot and cold taps, corner bath with hot and cold taps with wall mounted mains shower over, low level W.C. fully tiled walls with feature tile and decorative tile to dado level, ceramic tiled flooring, radiator, double glazed window with obscure glass, ceiling light point.

## OUTSIDE

### FRONT GARDEN

Laid to lawn with shrub border, path to front door.

### PRIVATE DRIVEWAY

Providing off street parking for several cars, leading to

### DETACHED GARAGE 16'4 x 8'0 (4.98m x 2.44m)

Up and over door, power and light points, double glazed window to side.

### REAR GARDEN 35' x 34' (10.67m x 10.36m)

Approximately 35ft in depth by 34ft in width. Landscaped to provide paved patio, outside lighting, water tap, gate providing access to private driveway, level garden, pathway leading to lawn with well stocked shrub and tree borders, garden shed and greenhouse.

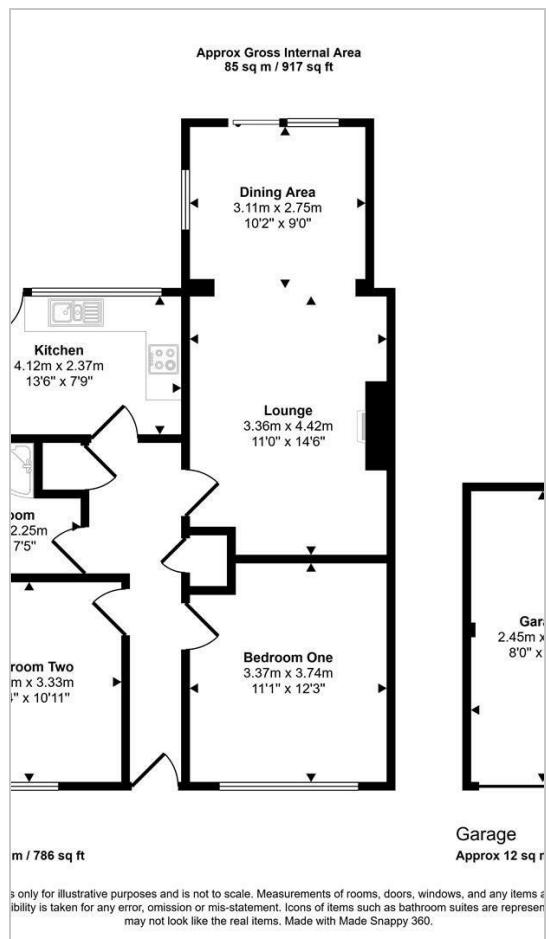
## COUNCIL TAX

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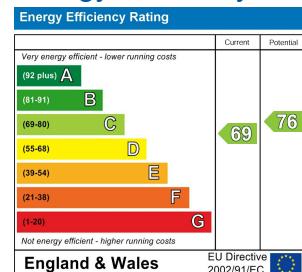
## Area Map



## Floor Plans



## Energy Efficiency Graph



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