



## 357 Hangleton Road

Hove, BN3 7LQ

Offers In The Region Of £450,000



A SPACIOUS SEMI DETACHED FAMILY HOUSE IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN IN NEED OF MODERNISATION

Situated in Hangleton Road near St Peters Church, the property is well situated for local amenities. West Blatchington Windmill, Waitrose & Hove Park with children's playground, tennis courts & café are all close by. Local schools, library and shopping facilities at the Grenadier parade are all within close walking distance. It also benefits from easy access to the A27, regular bus services into Hove and Brighton & direct commuter links to London via Hove railway station.



## CANOPIED ENTRANCE

Feature arch canopy entrance, with glazed panel.

## FRONT DOOR

Part glazed wooden front door opening into

## ENTRANCE HALLWAY

Ceiling light point, radiator, cupboard with hanging space, under stairs cupboard housing gas and electric meters, telephone point.

## CLOAK ROOM

Fitted with low level W.C. tiled flooring, window with obscure glass to the side of the property, wall mounted light point.

## KITCHEN 10'4 x 7'10 (3.15m x 2.39m)

Fitted with a range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, stainless steel sink and drainer unit, chrome fittings, space for gas cooker, space and plumbing for washing machine, wall mounted 'Potterton' boiler, double glazed window to the rear of the property over looking garden, centralised ceiling light point, double glazed door to the side of the property.

## DINING ROOM 13'11 x 12'4 (4.24m x 3.76m)

Radiator with thermostatic valve, double glazed window over looking the rear of the property, ceiling light point, wall mounted gas fire.

## LOUNGE 13'6 x 12'5 (4.11m x 3.78m)

Measurement into bay. Double glazed windows to the front of the property, radiator beneath, ceiling light point, ceramic tiled fireplace and hearth, T.V aerial point.

## STAIRS

Leading to first floor landing, double glazed window to the side of the property.

## FIRST FLOOR LANDING

Ceiling light point, hatch providing access to loft space.

## BATHROOM 7'0 x 6'6 (2.13m x 1.98m)

Fitted with a panelled bath, telephone style taps with hand held shower attachment, tiled borders, pedestal wash hand basin with chrome taps, low level W.C, double glazed window with obscure glass.

## BEDROOM ONE 13'10 x 12'4 (4.22m x 3.76m)

Measurement into bay. Double glazed window with radiator beneath, ceiling light point.

## BEDROOM TWO 12'0 x 11'0 (3.66m x 3.35m)

Ceiling light point, double glazed window to the rear of the property over looking the garden with distant views of the sea, radiator.

## BEDROOM THREE 10'4 x 7'11 (3.15m x 2.41m)

Corner cupboard housing immersion tank, double glazed window to the rear of the property with views over the garden and distant views to sea, ceiling light point.

## OUTSIDE

### REAR GARDEN 100' x 30' approx. (30.48m x 9.14m approx)

Southerly aspect. Block paved patio, lawn with mature flower beds and shrubs, garden shed and greenhouse to the rear. Metal shed behind garage, outside tap, wood fence surround.

## DRIVEWAY

Shared concrete driveway leading to

## GARAGE

Double opening doors, service door to the rear.

## FRONT GARDEN

Dwarf wall surround, lawn, shrub borders, steps down towards house

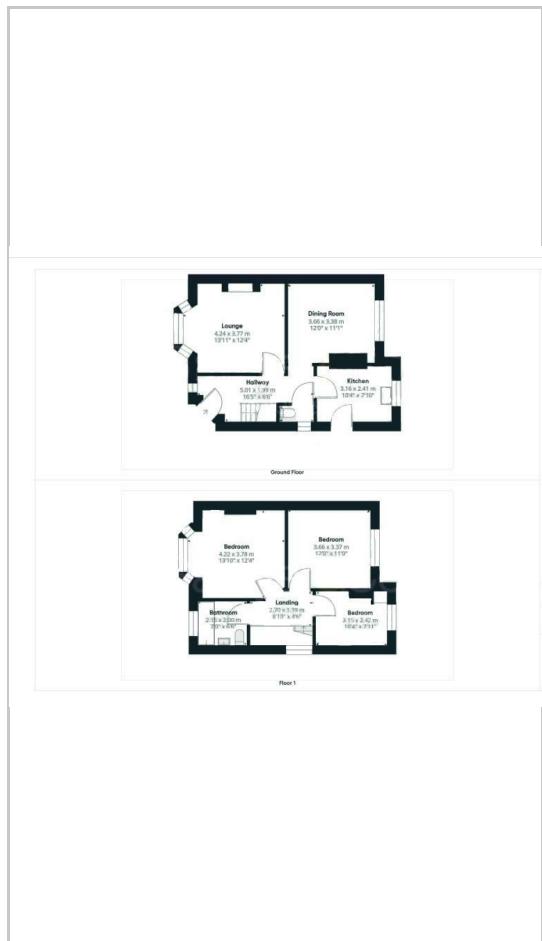
## COUNCIL TAX

Band D

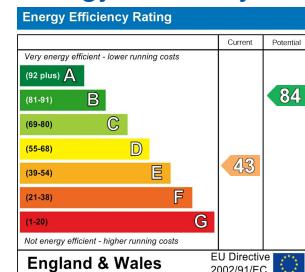
## Area Map



## Floor Plans



## Energy Efficiency Graph



These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firm's employment has the authority to make or give any representation or warranty in respect of the property.