



103 Hangleton Valley Drive

Hove, BN3 8EJ

Offers In The Region Of £650,000



A SPACIOUS EXTENDED DETACHED BUNGALOW IN A FAVOURED LOCATION BEING SOLD WITH NO ONWARD CHAIN

Situated in the sought after Hangleton Valley area of Hove, between Broad Rig Avenue and Downsview. 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

Double glazed front door with glazed side panel and letter box, leading to

ENTRANCE LOBBY/PORCH

Coved ceiling, recessed spot lighting, tiled flooring, bevelled edge glass to door, glazed oblong side panel.

ENTRANCE HALLWAY

Coved ceiling, two ceiling light points, hatch to loft space with fitted ladder, radiator with thermostatic valve, wall mounted central heating thermostat control, cupboard housing electric consumer unit, electric and gas meters as well as providing storage space, wooden flooring.

LOUNGE 18'8 x 13'6 (5.69m x 4.11m)

Dual aspect with two double glazed windows to side, double glazed door providing access to conservatory, ceiling light point, two radiators with thermostatic valves, T.V aerial point, telephone point, feature fireplace with fitted gas fire, serving hatch to kitchen.

CONSERVATORY 11'1 x 6'7 (3.38m x 2.01m)

uPVC construction with pitched roof, opening fan light windows, radiator with thermostatic valve, power and light points, tiled flooring, centralised double doors providing access to garden.

KITCHEN/DINER 22'1 x 9'2 (6.73m x 2.79m)

Dual aspect to the east and south with three double glazed windows, two to side and one overlooking rear garden, coved ceiling, recessed spotlighting, radiator with thermostatic valve, serving hatch to lounge. Fitted range of eye level and base units comprising of high gloss fronted cupboards and drawers with oversized handles, granite work surface and return, stainless steel underslung sink with mixer tap, integrated dishwasher, space for washing machine, integrated under counter fridge, cupboard housing 'Worcester' gas combination boiler for heating and hot water, further space for other appliances, freestanding 'AEG' gas cooker with gas hob, feature extractor canopy over, telephone point. Double glazed door to:

REAR LOGGIA/LOBBY

uPVC construction with doors, garage, garden and private driveway, power and light points.

BEDROOM ONE 16'10 x 11'0 (5.13m x3.35m)

Westerly aspect with double glazed window overlooking front garden as well as offering Downland views, coved ceiling, ceiling light point, wooden flooring, radiator with thermostatic valve, T.V aerial point, extensive range of built in 'Hammond' wardrobes providing hanging space and shelving with matching built in drawers and bedside table, telephone point, door to

EN SUITE WET ROOM 11'0 x3'11 (3.35m x1.19m)

Fully tiled, recessed spotlighting, extractor fan, chrome ladder style radiator, shower with handheld body attachment, ceiling mounted shower head, wall mounted controls, glazed shower screen, built in storage unit incorporating low level W.C. with concealed cistern, inset sink with mixer tap and pop up waste, storage cupboards under, wall mounted towel rack.

BEDROOM TWO 10'2 x 9'10 (3.10m x 3.00m)

Double glazed window to side. coved ceiling, ceiling light point, radiator with thermostatic valve, high quality built in wardrobes providing hanging space and shelving, matching bedside tables, T.V aerial point.

BEDROOM THREE 9'9 x 8'2 (2.97m x 2.49m)

Wooden flooring, coved ceiling, ceiling light point, double glazed window to side, radiator with thermostatic valve, T.V aerial point.

BATHROOM 9'7 x 5'5 (2.92m x 1.65m)

Fully tiled walls and floor, two double glazed windows with obscure glass, low level W.C. with concealed cistern, vanity unit with inset sink with mixer tap, pop up waste, storage cupboards under, panelled bath with mixer tap and shower attachment, separate glazed shower enclosure with wall mounted thermostatic shower, ladder style radiator, airing cupboard housing radiator with slatted shelving, storage over.

OUTSIDE

FRONT GARDEN

Laid to artificial grass with well stocked established shrub borders.

PRIVATE DRIVEWAY

Private driveway providing off street parking for several cars leading to

GARAGE 16'0 x 8'4 (4.88m x 2.54m)

Up and over door, power and light points, service door to side leading to loggia.

REAR GARDEN

Easterly aspect with paved patio terrace, raised brick planters with mature shrubs, side access to front of property with outside water tap, gate to front, outside lighting, numerous water butts, steps up from patio through arbour leading to lawn with well planted shrub mature borders, centralised rotund pond, garden potting shed. Summer house with 2 windows and centralised double opening doors to garden.

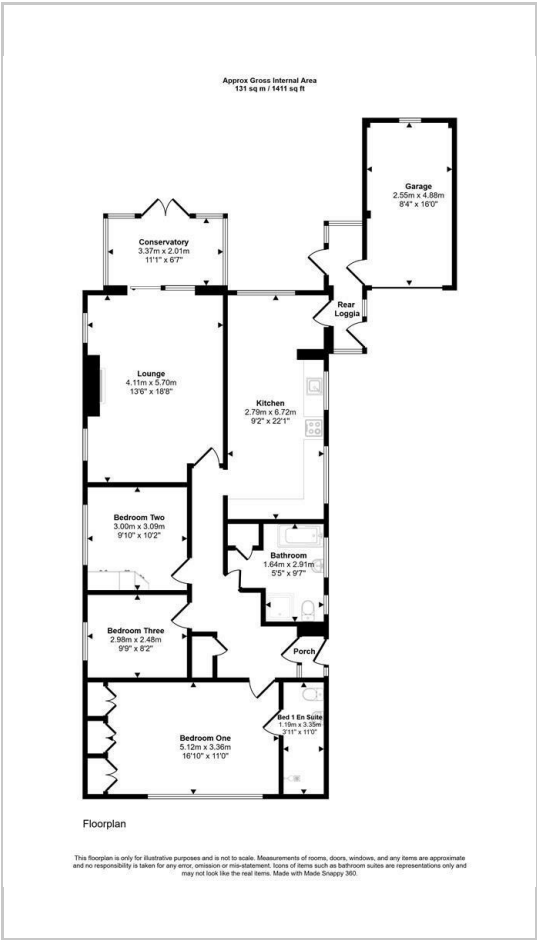
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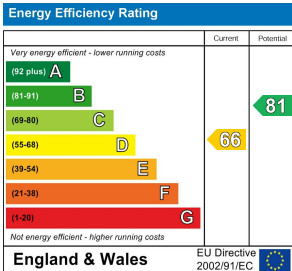
Area Map



Floor Plans



Energy Efficiency Graph



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