



140 Hangleton Way

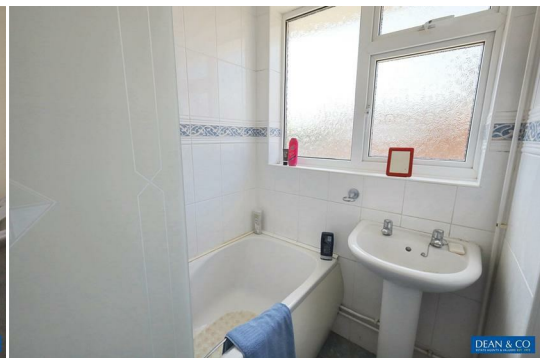
Hove, BN3 8ER

Offers In The Region Of £450,000



AN EXTENDED SEMI DETACHED BUNGALOW IN POPULAR LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in Hangleton Way between Spencer Avenue and Poplar Avenue. Greenleas Park and St Helens Green are located nearby as is the popular Dyke Railway Trail. Shopping can be found in Hangleton Way and Towns Corner, Sainsburys superstore is approximately 1 mile away. Buses pass by in Hangleton Way providing access to the town centres and the mainline railway stations with their commuter links to London.



SIDE ENTRANCE

Covered entrance with step up to

FRONT DOOR

Part glazed uPVC front door opening into

ENTRANCE HALLWAY

Ceiling light point, radiator with thermostatic valve, cabinet housing electric meter and consumer unit, telephone point.

SEPARATE W.C.

Fitted with low level W.C. pop up waste, tiled floor to dado level, obscure glass window to the side of the property, coved ceiling, ceiling light point.

BEDROOM 8'6 x 10'0 (2.59m x 3.05m)

Double glazed window to the front of the property, radiator beneath with thermostatic valve, ceiling light point, coved ceiling.

LOUNGE 10'8 x 16'2 (3.25m x 4.93m)

Fireplace with mantle, gas fire insert, double glazed window to the front of the property with views over the front garden towards St Helens Church and The Downs, radiator beneath, centralised ceiling light point, coved ceiling.

DINING ROOM 10'9 x 13'0 (3.28m x 3.96m)

Understairs storage cupboard, further double cupboard with shelving and power point, radiator with thermostatic valve, coved ceiling, centralised ceiling light point, uPVC casement doors opening to garden patio.

KITCHEN 8'8 x 9'10 (2.64m x 3.00m)

Fitted with a range of cupboards and drawers, roll edge work surfaces, space and plumbing for washing machine, single 'Zanussi' electric oven, four ring gas burner over, extractor over, stainless steel sink and drainer with chrome fittings, cupboard housing wall mounted combination boiler, fluorescent strip lighting, coved ceiling, floor laid with tile effect lino, double glazed window to the side of the property, fixed pane window with top opening, double glazed door to the rear providing access to the garden.

BATHROOM 5'6 x 5'0 (1.68m x 1.52m)

Fitted with white panelled bath, chrome fittings, shower over, pedestal sink with chrome fittings, tiled floor to ceiling, double glazed window with obscure glass to the side of the property, radiator towel rail, fitted mirror cabinet, centralised ceiling light point.

STAIRS

From entrance hallway, banister leading to

FIRST FLOOR LANDING

Hatch to loft eaves.

BEDROOM 10'8 x 10'0 (3.25m x 3.05m)

Ceiling light point, small built in cupboard with hanging space, double glazed window to the rear of the property offering distant sea views.

BEDROOM 10'10 x 10'10 (3.30m x 3.30m)

Ceiling light point, radiator, built in cupboard with hanging space, hatch to rear with eaves storage, double glazed window to the front of the property, views towards The Downs.

OUTSIDE

REAR GARDEN

Accessed from kitchen, dining room and gate from driveway. Landscaped to provide crazy paved patio, lawn with mature planting, trees and flower beds, outside tap, greenhouse, fence surround, outside tap.

PRIVATE DRIVEWAY

Brick block driveway providing off street parking and access to garage, driveway gazebo.

GARAGE

Prefabricated garage construction, window to the side, up and over door.

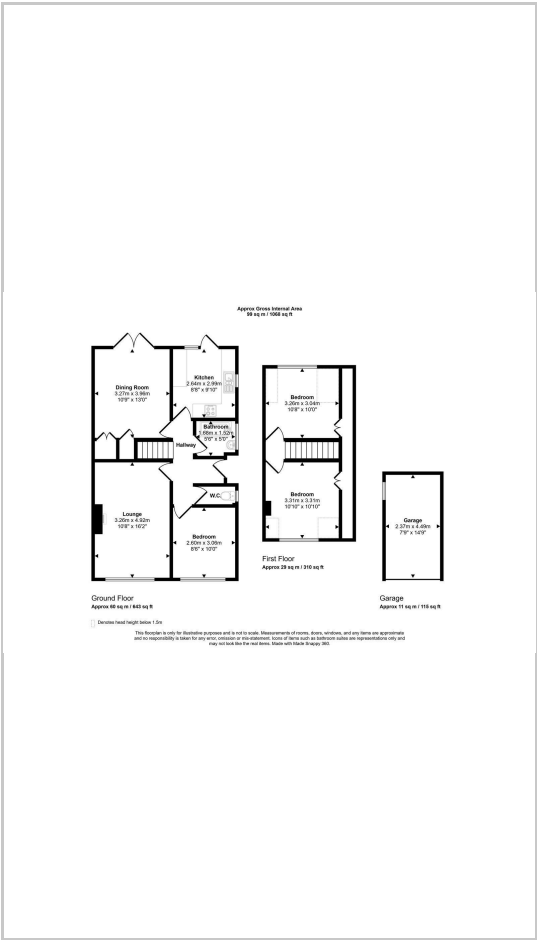
FRONT GARDEN

Dwarf wall, lawn and shrub borders.

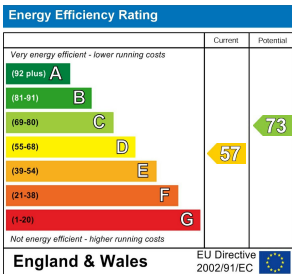
Area Map



Floor Plans



Energy Efficiency Graph



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