



## 172 Hangleton Valley Drive

Hove, BN3 8FE

£475,000



A RARELY AVAILABLE SEMI DETACHED HOUSE IN A FAVOURED LOCATION

Situated in the sought after Hangleton Valley area of Hove, between Northfield Rise and Honey Croft. 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.





SIDE ENTRANCE

Outside lighting, steps up with handrail to

FRONT DOOR

Double glazed front door with feature lead and coloured glass centre panel opening to

ENTRANCE HALLWAY

Double glazed window offering views to front garden, towards The Downs & Foredown Tower, ceiling light point, radiator, under stairs storage cupboard housing electric consumer unit and meter, digital control panel for heating and hot water, door to

LOUNGE/DINING ROOM

LOUNGE AREA 15'1 x 11'8 (4.60m x 3.56m)

Dual aspect to the east and west, double glazed window overlooking front garden, towards The Downs and Foredown Tower, ceiling light point, radiator with thermostatic valve, T.V aerial point, telephone point, feature fireplace.

DINING AREA 9'6 x 9'1 (2.90m x 2.77m)

Ceiling light point, radiator with thermostatic valve, double glazed sliding patio door providing access to garden, door to

KITCHEN 11'5 x 7'11 (3.48m x 2.41m)

Fitted with modern range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, recessed under cupboard lighting, stainless steel one and a half bowl sink and drainer unit with mixer tap, wall mounted 'Alpha' gas central heating boiler, double glazed window overlooking rear garden, built in 'Zanussi' double oven and grill with storage over and under, separate 'Zanussi' electric hob with 'AEG' extractor hood over, tiled splash backs, space and plumbing for washing machine, further space for other appliance, double glazed door providing side access.

STAIRS

From entrance hallway leading to

FIRST FLOOR LANDING

Double glazed tilt and turn window to side, light point, hatch to loft space with fitted ladder.

BEDROOM ONE 13'3 x 10'3 (4.04m x 3.12m)

Westerly aspect with double glazed window overlooking front garden as well as offering views towards The Downs & Foredown Tower, ceiling light point, radiator with thermostatic valve.

BEDROOM TWO 11'4 x 9'1 (3.45m x 2.77m)

Easterly aspect with double glazed window looking onto rear garden, ceiling light point, radiator with thermostatic valve.

BEDROOM THREE 8'5 x 6'10 (2.57m x 2.08m)

Westerly aspect with double glazed window offering views across Hangleton Valley, The Downs and Foredown Tower, ceiling light point, radiator with thermostatic valve, built in wardrobe.

BATHROOM

Fitted with white panelled bath with hot and cold taps, wall mounted 'Triton T80' electric shower, vanity unit with inset sink, hot and cold taps, storage cupboards under, fully tiled walls, radiator with thermostatic valve, ceiling light point, wall light point, double glazed window with obscure glass.

SEPARATE W.C.

Double glazed window with obscure glass, ceiling light point, low level W.C. with concealed cistern.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrub borders, housed gas meter.

PRIVATE DRIVEWAY

Private driveway leading to

GARAGE 14'3 x 6'8 min (4.34m x 2.03m min)

Minimum measurement. Power and light points, up and over door.

REAR GARDEN

In excess of 70ft approximatley. Laid to several tiers, easterly aspect, paved patio with outside power points, side access with gate to front, outside lighting. Steps up from patio to centre with further garden lawn, well stocked and established shrub borders, handrail to side of steps, further steps up to rear section of garden with pond, further patio seating area with tree and shrub surround, westerly views from the top of the garden across Hangleton Valley and The South Downs. Greenhouse and all weather shed.

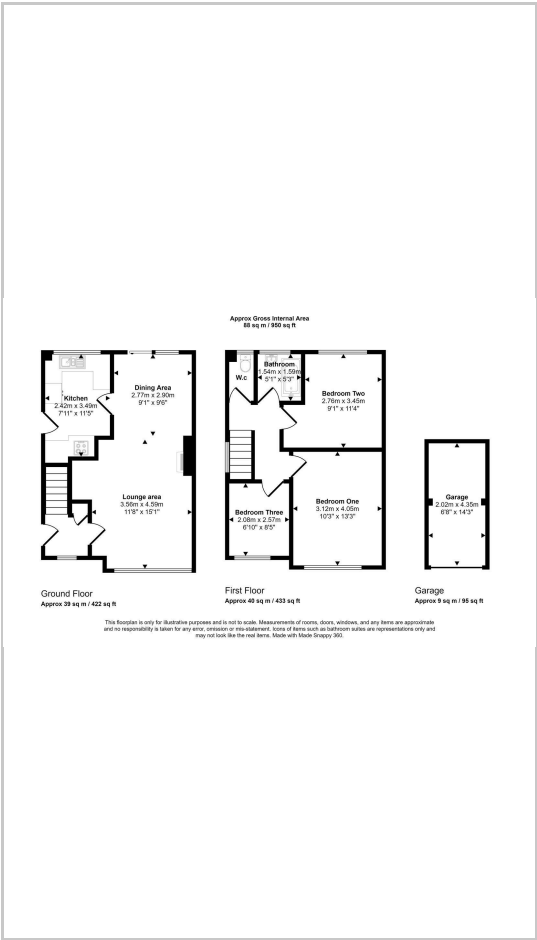
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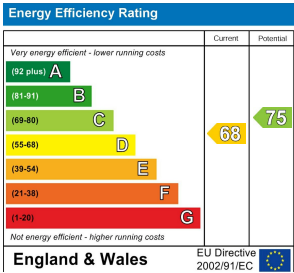
Area Map



Floor Plans



Energy Efficiency Graph



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