



146 Hangleton Way

Hove, BN3 8ER

Offers In The Region Of £425,000



AN EXTENDED SEMI DETACHED BUNGALOW IN POPULAR LOCATION BEING SOLD WITH NO ONWARD CHAIN, HAVING ONLY ONE OWNER SINCE NEWLY BUILT

Situated in Hangleton Way Between Hangleton Valley Drive 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.



CANOPIED SIDE ENTRANCE

Part glazed Upvc door leading into

ENTRANCE HALLWAY

Pendant light fitting, coved ceiling, fitted electric 'Myson' heater, cabinet housing gas and electric meters with electric fuse board, former airing cupboard with shelving and thermostatic, hatch providing access to loft space

CLOAKROOM

Coved ceiling, part tiles walls, centralised light fitting, low level w.c., obscured glass double glazed window to side of property, radiator

BATHROOM 5'1 x 5'7 (1.55m x 1.70m)

Ceiling light point, fully tiles walls, fully tiles flooring, ceramic sink with chrome fittings, panelled bath with chrome fittings and hand held shower, radiator with thermostatic valve, fitted mirror with light, double glazed window to the side of the property

BEDROOM TWO 10'7 x 8'11 (3.23m x 2.72m)

To front of property, coved ceiling, centralised light fitting, radiator with thermostatic valve, sideboard with integrated electric heater, t.v point, carpeted, double glazed window to front of property

LOUNGE 15'10 x 8'10 (4.83m x 2.69m)

To front of property, coved ceiling, gas heater, tiled hearth with wood panelled chimney breast, radiator, t.v point, telephone point, double glazed window to the front of the property

BEDROOM ONE 14'4 x 11'0 (4.37m x 3.35m)

2 x reading lights, fitted double wardrobe, further single wardrobe with hanging space and shelving, radiator with thermostatic valve, wooden sliding door leading to dining room

KITCHEN 10'3 x 8'10 (3.12m x 2.69m)

Ceiling fan, recess spot lighting, coved ceiling, double glazed window to side of property, sink and drainer unit with chrome fittings, electric 'Neff' cooker, electric hob over, extractor fan above, low level units with roll edge worksurfaces, space and plumbing for washing machine, further space for under counter appliances, 'Potterton' boiler under counter, sliding door leading to

DINING ROOM 9'4 x 17'7 (2.84m x 5.36m)

uPVC and brick construction, radiator with thermostatic valve, double glazed door leading to side of property with fixed panes either side, uPVC sliding patio door giving access to rear garden

OUTSIDE

FRONT GARDEN

Laid to lawn area with flowerbeds, dwarf wall surround, mature planters

REAR GARDEN

Patio area remaining laid to lawn, greenhouse to rear, fence panelled surround with mature planters, side gate leading to front of property

PRIVATE DRIVEWAY

Brick blocked paving

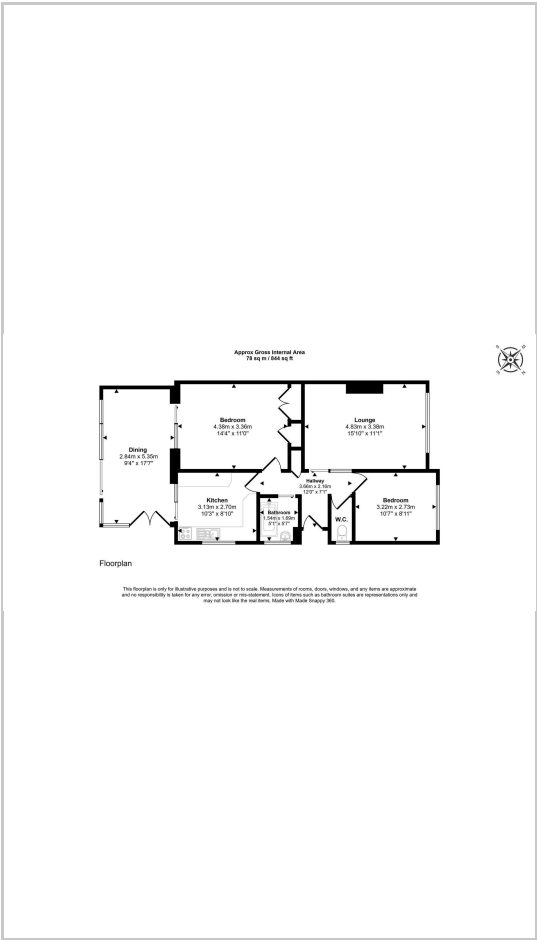
GARAGE

Detached with up and over door with window to rear

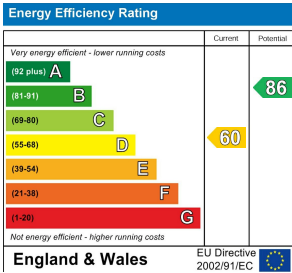
Area Map



Floor Plans



Energy Efficiency Graph



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