

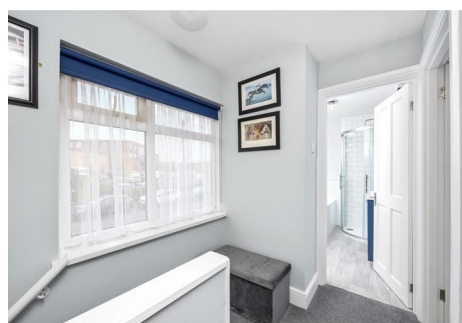
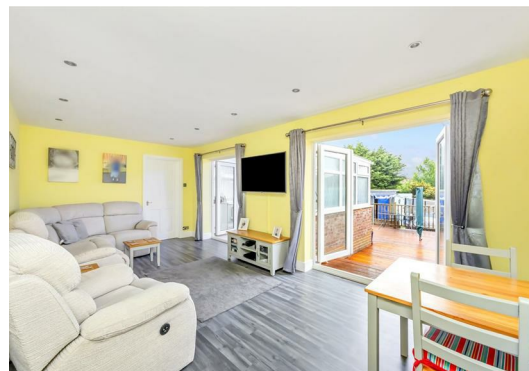
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276 Hangleton Way Hove BN3 8BN

The Weatherill Property Group are very pleased to present this good sized and well laid out family home, with benefits including OFF STREET PARKING to the front, a LARGE SOUTH FACING REAR GARDEN, fantastic room sizes and being located opposite 2 very good locals schools within Hove's Hangleton area.



Offers In The Region Of £425,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 2 floors, the accommodation within briefly comprises: 3 DOUBLE BEDROOMS, BATHROOM, AN ENTRANCE HALL, A GOOD SIZED LOUNGE/DINING ROOM, A CONSERVATORY, A GROUND FLOOR CLOAKROOM/WC, A KITCHEN AND AN ENTIRELY SEPARATE UTILITY ROOM.

In terms of outside space, the property has 2 off street parking spaces to the front, a very good sized SOUTH FACING REAR GARDEN which has a decked area, an OUTSIDE KITCHEN a lawn and a delightful vegetable patch. The property is considered to be in good decorative order throughout, has gas central heating double glazing and is extremely well located in relation to schools, green spaces, local shops and transport links.

- A GOOD SIZED 2 STOREY FAMILY HOME
- 3 DOUBLE BEDROOMS WITH PLENTY OF BUILT IN STORAGE
- A LARGE BATHROOM WITH A WHITE SUITE
- GROUND FLOOR CLOAKROOM/WC
- A LARGE SOUTH FACING LOUNGE/DINING ROOM WITH ADJACENT CONSERVATORY

EPC

Energy Efficiency Rating

| | Current | Potential |
|---|-----------|----------------------------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | 86 |
| (81-91) B | | |
| (69-80) C | | |
| (55-68) D | 67 | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | | EU Directive 2002/91/EC |



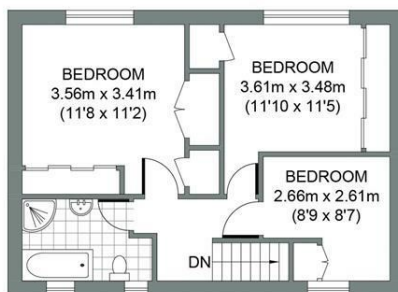
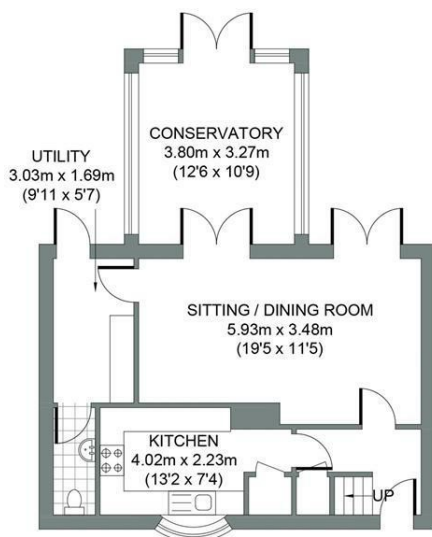
Floor plans

GROUND FLOOR
Approximate Gross Internal Area
55.19 sq m / 594.06 sq ft

FIRST FLOOR
Approximate Gross Internal Area
41.53 sq m / 447.02 sq ft

OUTBUILDING
Approximate Gross Internal Area
11.53 sq m / 124.10 sq ft

OUTBUILDING
Approximate Gross Internal Area
7.34 sq m / 79.0 sq ft



HANGLETON WAY

Total Area (Excluding Outbuilding) : 96.72m² = 1041.08ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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