



## 18 Hangleton Lane Brighton BN41 2FQ

The Weatherill Property Group are pleased to present this fabulous, extended, DETACHED FAMILY HOME with benefits including an integral garage, a south facing rear garden, fabulous views from the principle windows within the property and located within the ever popular Portslade area.



**Offers In The Region Of £400,000 Freehold**

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



- EXTENDED DETACHED FAMILY HOME
- 2 GOOD SIZED DOUBLE BEDROOMS
- A BATHROOM WITH A WHITE SUITE
- A LARGE THROUGH LOUNGE/DINING ROOM
- A KITCHEN THAT INTERLINKS WITH THE CONSERVATORY
- OFF STREET PARKING AND INTEGRAL GARAGE

## Viewing

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

## Agents Notes

The accommodation within briefly comprises 2 double bedrooms, a bathroom, a spacious entrance hall, a cloakroom/wc, a large through lounge/dining room, a kitchen and a fabulous conservatory that adds useful and valuable living space. The property is detached therefore there are gardens on all sides, with the rear garden being South facing. There is car hard standing area to the front providing off street parking for 2 cars and access to the integral garage.

The property is in excellent decorative order throughout and boasts a great layout, good room sizes and storage, as well as gas central heating and is really well located in a convenient spot providing access to all areas of the city very easily indeed.

## EPC

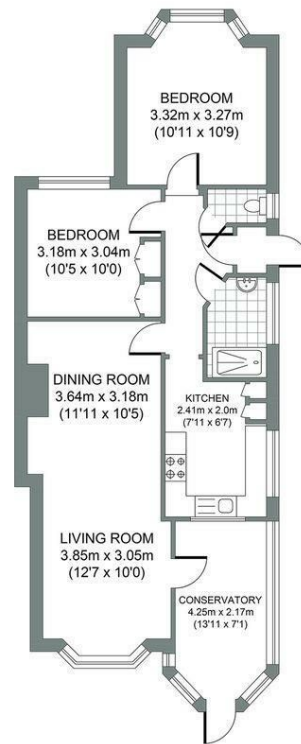
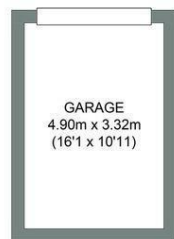
Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		<b>75</b>
(55-68) <b>D</b>	<b>61</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



## Floor plans

**LOWER GROUND FLOOR**  
Approximate Gross Internal Area  
16.3 sq m / 175.1 sq ft

**GROUND FLOOR**  
Approximate Gross Internal Area  
74.1 sq m / 797.6 sq ft



HANGLETON LANE

Total Area (Including Garage) : 90.4m<sup>2</sup> = 972.7ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
© Weatherill Property Group