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Company Registration No: 11397540



## 155 Hangleton Valley Drive Hove BN3 8FE

The Weatherill Property Group are very pleased to present this good sized and versatile, extended semi-detached family home with two entrances, a sizeable WEST FACING REAR GARDEN, fantastic westerly views, located in Hove's ever popular Hangleton Valley area.



### Offers In The Region Of £575,000 Freehold

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



## Viewing

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

## Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 4 BEDROOMS, 2 BATHROOMS INCLUDING AN EN-SUITE, A RECEPTION HALLWAY, A LARGE OPEN PLAN LIVING AREA WITH AN L SHAPED RETURN WITH KITCHEN/DINING AREA.

In terms of outside space, there is a PRIVATE DRIVEWAY providing off street parking for a number of cars, a walkway leading to a Home Office/study (previously the garage). The West facing rear garden has a beautiful decked sun terrace and an 'astroturf' large level garden with fabulous 'sunset' views to the west.

The property is considered to be in very good decorative order throughout, it has good room sizes, a great layout and the views are something to behold. Hangleton Valley Drive is located in a very well regarded area of Hove and is close to good schools, local shops, bus services and open green spaces.

- AN IMPRESSIVE EXTENDED FAMILY HOME
- 4 BEDROOMS & 2 BATHROOMS INCLUDING AN EN-SUITE
- A VERY LARGE OPEN PLAN LIVING SPACE COMPLETE WITH BI FOLD DOORS ONTO THE SUN TERRACE
- A SPACIOUS MODERN KITCHEN/DINING ROOM
- OFF STREET PARKING TO THE FRONT OF THE PROPERTY

## EPC

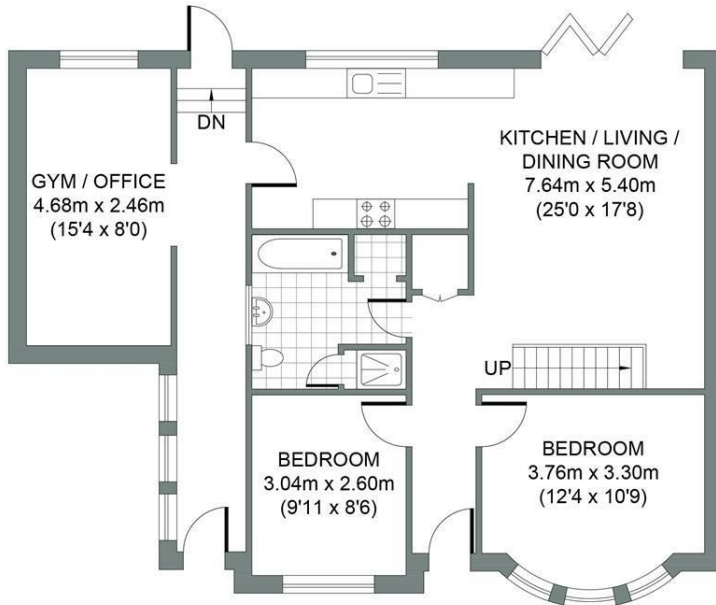
### Energy Efficiency Rating

|   | Current | Potential                  |
|---|---------|----------------------------|
| Very energy efficient - lower running costs |         |                            |
| (92 plus) <b>A</b>                          |         |                            |
| (81-91) <b>B</b>                            |         |                            |
| (69-80) <b>C</b>                            |         |                            |
| (55-68) <b>D</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<br>2002/91/EC |

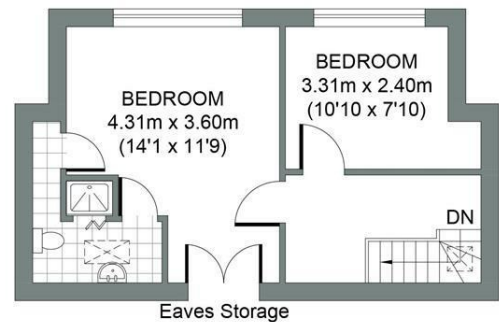


## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
86.79 sq m / 934.19 sq ft



**FIRST FLOOR**  
Approximate Gross Internal Area  
31.72 sq m / 341.43 sq ft



HANGLETON VALLEY DRIVE

Total Area : 118.51m<sup>2</sup> = 1275.63ft<sup>2</sup>

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