



109 Hangleton Valley Drive, Hove, East Sussex, BN3 8EJ

A SEMI DETACHED BUNGALOW IN A FAVOURED LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in the sought after Hangleton Valley area of Hove, between Meads Avenue and Warrene Road. Bus service provides access to most parts of town. Local shopping is available in Hangleton Way. West Way offers Doctors, Library as well as more extensive shopping facilities. Greenleas park and the old railway line are ideal for recreational and dog walking opportunities. Access to the A23/A27 are conveniently within 1/2 a mile of the property.

**Offers in the region of £450,000
Freehold**

- 2 Double Bedroms
- 2 Reception Rooms
- Kitchen
- Shower room
- Gardens
- Garage



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SIDE ENTRANCE

ENTRANCE PORCH

UPVC construction, tiled flooring, light point.

FRONT DOOR

Single glazed door, providing access to

ENTRANCE HALLWAY

Coved ceiling, ceiling light point, hatch to loft space, radiator, cupboard housing electric fuse board, electric meters, wall mounted central heating thermostat control, built in storage cupboard with hanging space and shelving, laminate wood flooring.

LOUNGE/DINING ROOM 27' x 10'3 (8.23m x 3.12m)

LOUNGE

Double glazed window over looking west facing front garden as well as offering views to Benfield golf course, coved ceiling, central ceiling light point, radiator, feature fireplace with fitted gas fire, T.V aerial point, telephone point, laminate wood flooring, door from entrance hall.

DINING AREA

Coved ceiling, ceiling light point, laminate wood flooring, radiator, west facing double opening casement doors leading to

CONSERVATORY 10'9 x 10'01 (3.28m x 3.07m)

East facing, double opening casement doors providing access to garden, fan light windows, polycarbonate roof, laminate wood flooring, power and 2 x wall light points.

KITCHEN 12'9 x 11.10' (3.89m x 3.38m)

Measurement into loggia. Dual aspect room with double glazed windows to the south and east, ceiling light point, fitted range of high gloss fronted eye level and base units comprising of cupboards and drawers with chrome handles, tiled splash backs, roll edge work surfaces, one and a half bowl sink and drainer unit with mixer tap, built in 'Diplomat' electric hob with extractor hood over, separate eye level 'Diplomat' double oven with storage over and under, space for appliances, cupboard housing 'Ideal' gas central heating boiler with adjacent digital control panel, radiator, opening to

UTILITY LOGGIA

UPVC construction with opening fan light windows and centralised door providing access to garden, space and plumbing for washing machine, further space for other appliance, power and light points.

BEDROOM ONE 11'8 x 11'5 (3.56m x 3.48m)

Double glazed window over looking west facing front garden as well as offering views to Benfield golf course, coved ceiling, ceiling light point, laminate wood flooring, radiator.

BEDROOM TWO 9'4 x 8'5 (2.84m x 2.57m)

Double glazed window to side, south facing, coved ceiling, ceiling light point, double built in wardrobe, laminate wood flooring.

SHOWER ROOM

Formerly bathroom. Being fitted with good sized shower enclosure with tiled surround, wall mounted 'Triton Opal' electric shower, wall mounted wash basin, double glazed window to side with obscure glass, fully tiled walls and floor, ceiling light point, radiator, airing cupboard housing lagged cylinder, as well as providing storage.

SEPARATE W.C.

Being fitted with low level W.C, coved ceiling, ceiling light point, double glazed window with obscure glass.

OUTSIDE

FRONT GARDEN

Being laid to lawn with rotund feature patio to centre.

DRIVEWAY

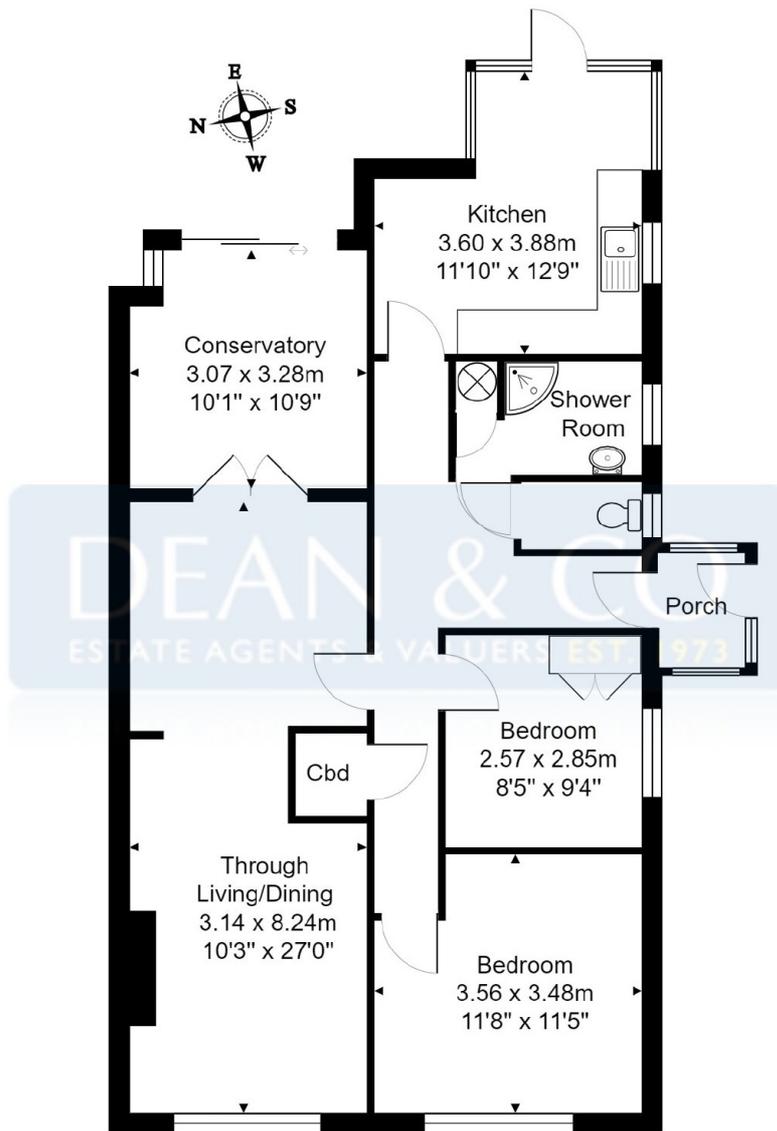
Wide shared driveway providing access to

GARAGE 16'0 x 7'5 (4.88m x 2.26m)

Up and over door, power and lighting.

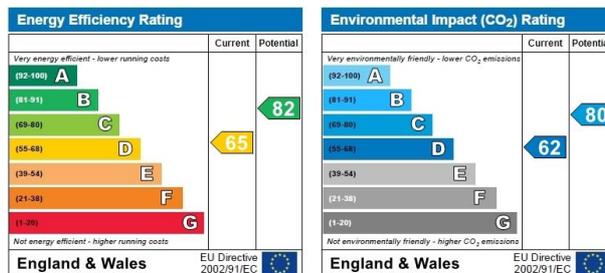
REAR GARDEN

Easterly aspect, being laid to patio area, outside water tap, astro turf centralised garden with further patio and path surround, numerous shrubs, green house, 2 built in storage sheds, one with power.



Total Area: 88.4 m² ... 951 ft²

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020



VIEW BY APPOINTMENT THROUGH VENDOR'S AGENTS DEAN & CO PLEASE

N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.