



12 Pipers Close

Hove, BN3 8FG

Offers In Excess Of £450,000



A DETACHED BUNGALOW LOCATED IN HOVE'S FAVOURED HANGLETON VALLEY AREA.

Situated off Hangleton Valley Drive between Sylvester Way and Meads Avenue. Local shopping facilities are available in Hangleton Way with the popular Hangleton Manor pub and restaurant a short walk away. Further facilities are available in Westway, including library, doctors, dentist & additional shops. The property is also well situated for access to A23/A27 as well as the local Sainsbury's superstore with plenty of recreational green spaces nearby. Portslade railway station is located just over one mile away.



FRONT DOOR

Side entrance with uPVC front door opening into

ENTRANCE HALLWAY

Floor laid with wood effect laminate, tall radiator with thermostatic valve, recessed spotlighting, hatch to loft space, mains operated smoke detector.

KITCHEN 12'8 x 8'0 (3.86m x 2.44m)

Fitted with a range of 'Wren' eye level and base kitchen units comprising of cupboards and drawers, square edge work surfaces, undercounter lighting, composite one and a half bow sink and drainer with chrome fittings, single electric oven with integrated microwave above, electric hob, extractor over, integrated tall fridge, wine fridge, integrated under counter freezer, integrated washing machine, integrated dishwasher, integrated tumble dryer, recessed spotlighting, tiled floor to ceiling, wood effect laminate flooring, double glazed door to the rear of the property opening to garden. 'Ideal' combination boiler housed in cupboard by back door.

LOUNGE DINER

DINING AREA 10'3 x 7'8 (3.12m x 2.34m)

Ceiling light point, coved ceiling, double glazed window with plantation style blinds to the side of the property, radiator with thermostatic valve, opening through to

LOUNGE AREA 12'7 x 11'11 (3.84m x 3.63m)

T.V. aerial point, telephone point, ceiling light point, coved ceiling, tall radiator, double glazed casement doors to the rear of the property.

SHOWER ROOM 9'10 x 9'4 (3.00m x 2.84m)

Fitted with large glass shower cubicle, rainfall style shower with chrome fittings, low level W.C. with concealed cistern, vanity unit with storage and inset wash hand bowl, large mirror, recessed spotlighting, wall mounted radiator towel rail, tiled floor to ceiling, double glazed window with obscure glass to the side of the property with fitted plantation style blinds.

BEDROOM ONE 12'11 x 10'4 (3.94m x 3.15m)

Double glazed window to the front of the property with plantation style blinds, ceiling light point.

BEDROOM TWO 9'10 x 9'4 (3.00m x 2.84m)

Double glazed window to the front of the property with plantation style blinds, tall radiator, ceiling light point.

OUTSIDE

REAR GARDEN

Accessed from kitchen or lounge and side gate providing access to front. Landscaped to provide patio, lawn, mature planting and trees, fence surround.

PRIVATE DRIVEWAY

Side passage with gate to rear garden, cabinets housing gas and electric meters, outside tap and lighting. Leading to garage.

GARAGE 16'0 x 8'5 (4.88m x 2.57m)

Service door to garden, pitched roof, power source, up and over door to front.

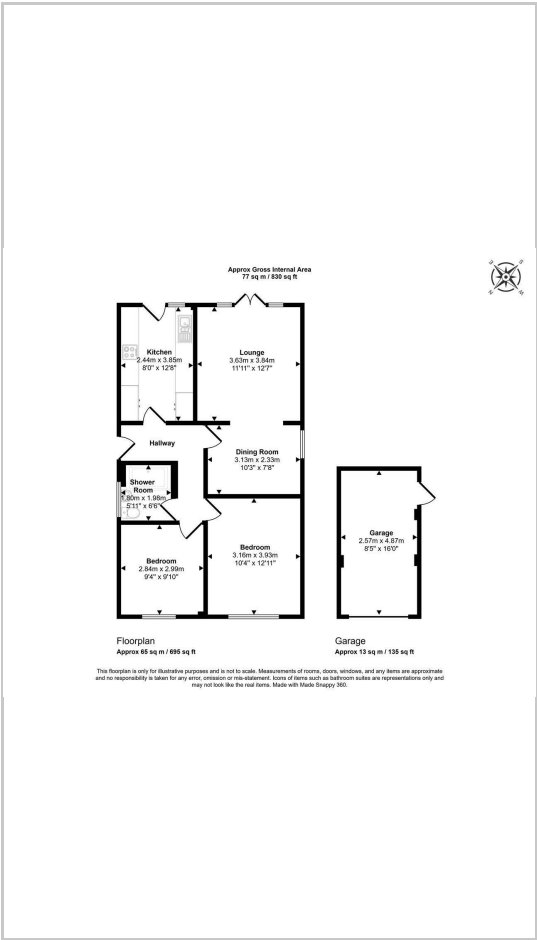
COUNCIL TAX

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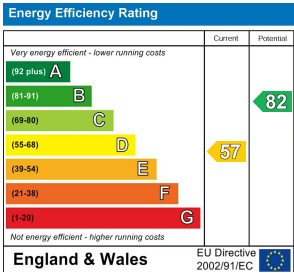
Area Map



Floor Plans



Energy Efficiency Graph



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