



## 93 Hangleton Valley Drive

Hove, BN3 8EJ

Offers In Excess Of £500,000



A DETACHED BUNGALOW SITUATED IN FAVOURED HANGLETON VALLEY DRIVE LOCATION BEING SOLD WITH NO ONWARD CHAIN

Situated between Downsview and Warene Road on Hangleton Valley Drive with shopping facilities at the nearby Towns Corner or Sainsbury's superstore. The Grenadier area offers further local shops, library, doctor and dental surgeries. The property is well situated for downland walks or visits to the popular Hangleton Manor adjacent to Greenleas park. Bus services provide access to most parts of the town with their railway stations providing commuter links to London.



### ENTRANCE PORCH

Double glazed porch, 2 x fan light opening windows, tiled flooring, light point, part glazed door leading to

### ENTRANCE HALLWAY 16'10 length (5.13m length)

Radiator with over shelf, telephone point, built in storage cupboard, hatch to loft space with fitted ladder, wall mounted central heating thermostat control. Airing cupboard housing lagged cylinder and digital control for heating and hot water as well as providing storage.

### LOUNGE 16'1 x 11'8 (4.90m x 3.56m)

Westerly aspect with double glazed window over looking front garden with lead and criss cross design, coved ceiling, ceiling light point, radiator, T.V aerial point, feature fire place with wooden surround, display cabinets and drawers, fitted electric fire, further radiator.

### KITCHEN/BREAKFAST ROOM 12'3 x 10'4 (3.73m x 3.15m)

Double glazed window to side, double glazed window looking into conservatory, coved ceiling, ceiling light point, tiled flooring, radiator with thermostatic valve, wall mounted 'Glow-worm' energy saver gas central heating boiler, fitted range of eye level and base units comprising of cupboards and drawers, roll edge work surfaces, single drainer sink unit with mixer tap, space and plumbing for washing machine, further space for other appliance, free standing gas oven with extractor canopy over, aluminium double glazed door providing access to conservatory.

### CONSERVATORY 25'2 x 9'0 (7.67m x 2.74m)

UPVC tinted roof, occasional opening fan light window, 2 x double glazed doors providing access to garden, power and light points, centralised double opening casement doors also providing access to garden.

### BEDROOM ONE 13'9 x 11'2 (4.19m x 3.40m)

Minimum measurements to wardrobe fronts, easterly aspect with coved ceiling, double glazed sliding patio door providing access to conservatory, extensive built in range of wardrobes providing hanging space and shelving with mirror fronted doors, radiator with thermostatic valve, 2 x wall light points.

### BEDROOM TWO 11'9 x 9'0 (3.58m x 2.74m)

Westerly aspect with double glazed window over looking front garden, feature lead criss cross design, radiator with thermostatic valve, ceiling light point.

### SHOWER ROOM

Fully tiled walls and floor, coved ceiling, ceiling light point, double glazed with obscure glass, feature over sized vanity unit with inset sink, mixer tap, built in storage cupboards under with high gloss frontage, over sized corner shower enclosure with glazed panels and door, wall mounted shower, chrome ladder style radiator.

### SEPARATE W.C.

White low level W.C, fully tiled walls, tiled flooring, double glazed window with obscure glass, ceiling light point.

### OUTSIDE

#### FRONT GARDEN

Laid to lawn with well stocked shrub borders, path leading to front door.

#### PRIVATE DRIVEWAY

Leading to

### GARAGE 16'2 x 8'2 (4.93m x 2.49m)

Maximum measurements. Up and over door, wall mounted gas meter and electric consumer unit, electric meters, power points, light point, door to rear of garage leading to POTTING SHED/WORKSHOP with polycarbonate roof built in storage cupboards and work surfaces, light point, double glazed window over looking rear garden, double glazed door to garden.

### REAR GARDEN 50' x 45' (15.24m x 13.72m)

Easterly aspect, side passage way with gate to front, outside light and water tap, paved pathway, garden predominately laid to lawn, well stocked and established shrub and floral borders, occasional fruit tree, paved path to paved patio terrace offering Downland views, garden shed.

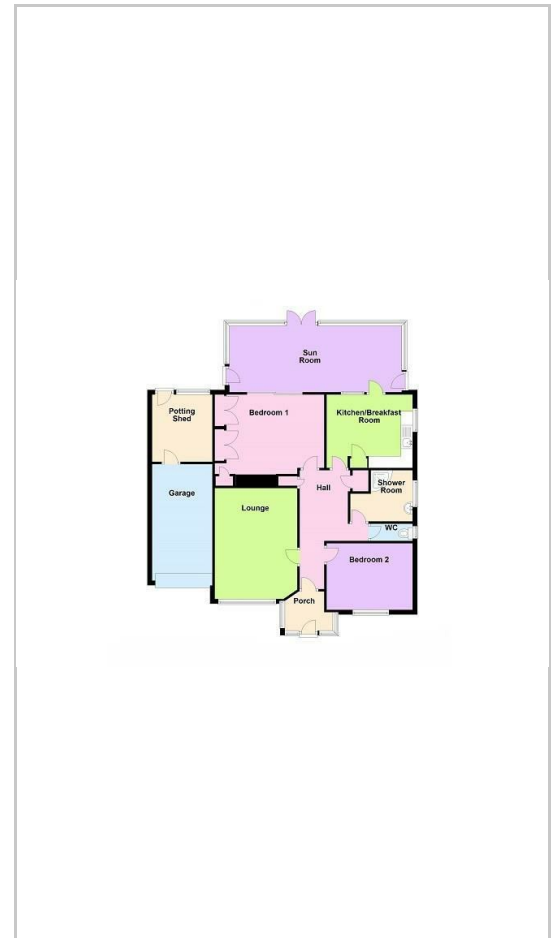
### COUNCIL TAX

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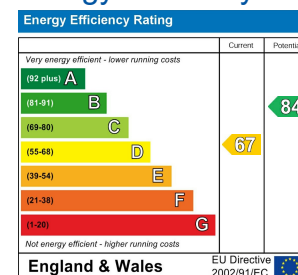
## Area Map



## Floor Plans



## Energy Efficiency Graph



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