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22 Hangleton Way

Hove, BN3 8AG

Offers In The Region Of £525,000

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A WELL PRESENTED SEMI DETACHED FAMILY HOUSE IN POPULAR LOCATION

Situated on Hangleton Way between Dale View Gardens and West Way. Near to Greenleas Park, St Helens Green and the popular Dyke railway trail. It is also only approximately 15 mins by car to the beach. Local shops can be found at Towns Corner, the Grenadier shopping parade and a Sainsburys Superstore about half a mile away. A regular bus service from Hangleton Way accesses central Hove & Brighton while commuter links to London can be found nearby Portslade train station.

PORCH
Open entrance porch with paved flooring, wall light point.

FRONT DOOR
Double glazed front door with feature lead and obscure glass upper panelling.

ENTRANCE HALLWAY
Ornate ceiling cornice, dado rail, luxury vinyl tiled flooring (LVT) radiator, telephone point, wall mounted central heating thermostat control, understairs storage cupboard housing gas and electric meters, electric consumer unit and light point.

CLOAK ROOM
Double glazed window to side with obscure glass, ceiling light point, dado rail, low level W.C. wall mounted wash basin with hot and cold taps, tiled splashbacks, LVT flooring.

LOUNGE/DINING ROOM
Through lounge / dining room.

LOUNGE 12'11 x 12'0 (3.94m x 3.66m)
Westerly aspect with double glazed window overlooking front garden, ornate ceiling cornice, three wall light points, radiator, T.V. aerial point, feature fireplace with marble surround, slate hearth, inset gas fire, opening to rear of room to:

DINING ROOM 12'10 x 10'8 (3.91m x 3.25m)
Easterly aspect with ornate ceiling cornice, ceiling rose, light point, two radiators, door from entrance hallway, two aluminium double glazed windows, centralised door providing access to garden.

KITCHEN/BREAKFAST ROOM
Triple aspect to the south, east and north.

KITCHEN 13'5 x 7'9 (4.09m x 2.36m)
Extensive range of eye level and base units comprising of cupboards and drawers with oversized 'D' shaped handles, recessed under cupboard lighting, tiled splashbacks, high gloss square edge work surfaces, stainless steel one and a half bowl sink and drainer unit with mixer tap, built-in 'Neff' five burner gas hob with feature extractor canopy over, fan assisted electric oven and grill under, range of integrated appliances including dishwasher, washing machine, fridge and freezer, recessed spotlighting, radiator, LVT flooring, feature archway to rear of room leading to breakfast area.

BREAKFAST AREA 6'9 x 5'8 (2.06m x 1.73m)
Double glazed windows overlooking rear garden, LVT flooring, built-in storage cupboard, radiator, double glazed door with fitted cat flap and access to garden, wall mounted digital control panel for heating and hot water, cupboard housing 'Baxi' gas central heating boiler.

STAIRS
From entrance hallway, spindles to handrail, leading to half landing, double glazed window to side, door providing access into useful airing cupboard also housing hot water cylinder, storage space with radiator.

FIRST FLOOR LANDING
Hatch to loft space, ceiling light point.

BEDROOM ONE 12'11 x 8'9 (3.94m x 2.67m)
Westerly aspect with double glazed window overlooking front garden as well as offering views across Hangleton Valley, coved ceiling, picture rail, two wall light points, two ceiling light points, radiator, two double built-in wardrobes providing hanging space. Archway to:

DRESSING ROOM/BEDROOM THREE 9'10 x 9'1 (3.00m x 2.77m)
Doorway from hallway, coved ceiling, picture rail, double glazed window to side, built-in double wardrobe providing hanging rails, radiator, feature character sloping ceiling.

BEDROOM TWO 13'1 x 8'10 (3.99m x 2.69m)
Easterly aspect, coved ceiling, two ceiling light points, radiator, double glazed window overlooking rear garden.

BATHROOM 9'3 x 5'8 (2.82m x 1.73m)
Ceiling light point, picture rail, double glazed window with obscure glass, half tiled walls to dado, low level W.C. panelled bath with telephone style mixer tap and shower attachment, pedestal wash hand basin with hot and cold taps, bidet with mixer tap and pop up waste, heated towel rail with inset radiator, separate shower cubicle with dully tiled surround, glazed concertina door, wall mounted 'Mira' shower, extractor fan, wall light point.

OUTSIDE

FRONT GARDEN
Laid to lawn with shrub border.

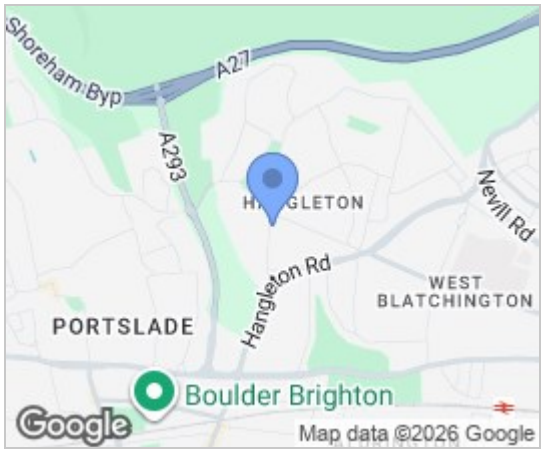
DRIVEWAY
Shared driveway to double gates providing access to further driveway and garage.

DETACHED GARAGE 17'7 x 8'8 (5.36m x 2.64m)
Double glazed window and service door to side, power and lighting, up and over door.

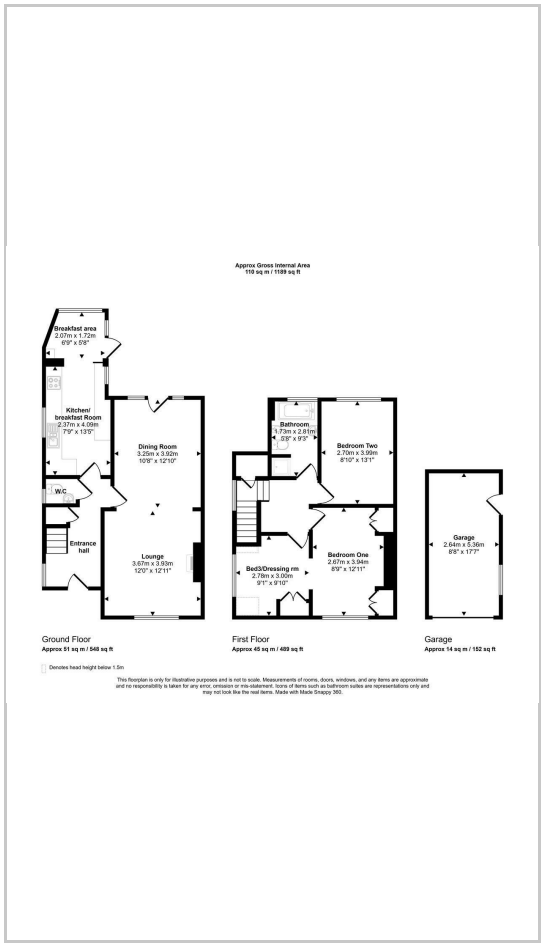
REAR GARDEN
Easterly aspect, approximately 70ft in length. Landscaped to provide paved patio, outside lighting, steps up to remainder of garden which is laid to lawn with established shrubs, raised planter, further paved patio terrace to rear of garden, raised planter.

COUNCIL TAX
Band D

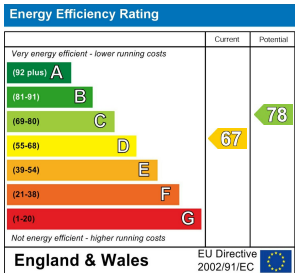
Area Map



Floor Plans



Energy Efficiency Graph



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