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69 Hangleton Valley Drive

Hove, BN3 8ED

Offers In Excess Of £550,000

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A WELL PRESENTED EXTENDED CHALET BUNGALOW IN A FAVOURED LOCATION

Situated in the sought after Hangleton Valley area of Hove, between Downsview and The Meadows. Local bus services provide access to most parts of central town. Local shopping is available in Hangleton Way and Sainsburys Superstore is just over a mile away. West Way offers doctors, dentist, library as well as more extensive shopping facilities at the Grenadier Parade. Greenleas Park and the Old Railway Line are ideal for recreational and dog walking opportunities. Access to the A23/A27 are conveniently nearby.

SIDE ENTRANCE
Outside light.

OPEN PORCHWAY
With double glazed side panels and over window, tiled flooring. Feature composite double glazed front door with glazed and lead pattern upper panels.

ENTRANCE HALL
T- shaped, wooden flooring, coved ceiling, ceiling light point, radiator with thermostatic valve, wall mounted central heating thermostat, built in storage cupboard housing electric consumer unit and electric meter. Further built in storage cupboard.

LOUNGE/DINER
Dual aspect to East and West, wooden flooring.

LOUNGE SECTION 15'1 x 12'0 (4.60m x 3.66m)
Westerly aspect with double glazed window overlooking front garden, coved ceiling, ceiling light point, 2 x wall light points, T.V. aerial point, telephone point, feature tiled fireplace with built in log burner and hearth, door from entrance hall, open to rear of room to:

DINING ROOM 13'4 x 11'9 (4.06m x 3.58m)
Doorway from entrance hall, easterly aspect with double glazed casement doors providing access to garden, radiator with thermostatic valve, coved ceiling ceiling light point, staircase to first floor.

KITCHEN/BREAKFAST ROOM 11'11 x 8'10 (3.63m x 2.69m)
Dual aspect with double glazed window to south and easterly aspect, coved ceiling, recessed LED spotlighting, wooden flooring, double glazed patio doors providing access to garden. Fitted range of high gloss fronted eye level and base units, comprising of cupboards and drawers with oversize chrome handles, high gloss roll edge work surfaces, tiled splash backs, stainless steel one and a half bowl sink and drainer unit with mixer tap, wall mounted 'Vaillant' gas combination boiler for heating and hot water, space and plumbing for washing machine, space for range cooker with feature extractor hood over, space for other appliances, radiator with thermostatic valve.

BEDROOM ONE 12'0 x 9'9 to wardrobe front (3.66m x 2.97m to wardrobe front)
Westerly aspect with double glazed window overlooking front garden, coved ceiling, feature ceiling rose and light, radiator, T.V. aerial point, built in wardrobe with double sliding doors, one mirror fronted offering hanging rail and shelving.

SHOWER ROOM
Double glazed window with obscure glass, fully tiled walls with feature tile to dado level and tiled flooring, chrome ladder style radiator, coved ceiling, ceiling light point, extractor fan, corner glazed shower enclosure with wall mounted electric 'Mira Sport' electric shower, pedestal wash basin with mixer tap and pop up waste.

SEPARATE W.C
Coved ceiling, ceiling light point, double glazed window with obscure glass, low level W.C. radiator with thermostatic valve, part tiled walls and tiled flooring.

STAIRS TO FIRST FLOOR
From dining room, with spindle to handrail leading to:

FIRST FLOOR LANDING

BEDROOM TWO 10'5 x 9'6 (3.18m x 2.90m)
Westerly aspect with double glazed window overlooking front garden and offering views across Hangleton valley to downland. Recessed LED spotlighting, radiator with thermostatic valve.

BEDROOM THREE 10'8 x 8'10 (3.25m x 2.69m)
Easterly aspect with double glazed window overlooking rear garden, radiator with thermostatic valve, LED spotlighting, further light point into recess.

BATHROOM
With 'Velux' window to side, recessed LED spotlighting as well as feature micro lighting, radiator with thermostatic valve, panelled bath with mixer tap and shower attachment, feature glass wash hand bowl with mixer tap and pop up waste, door providing walk in access to loft space.

OUTSIDE

FRONT GARDEN
Laid to lawn with shrub border.

PRIVATE DRIVEWAY
Laid to brick block providing off street parking for several cars leading to:

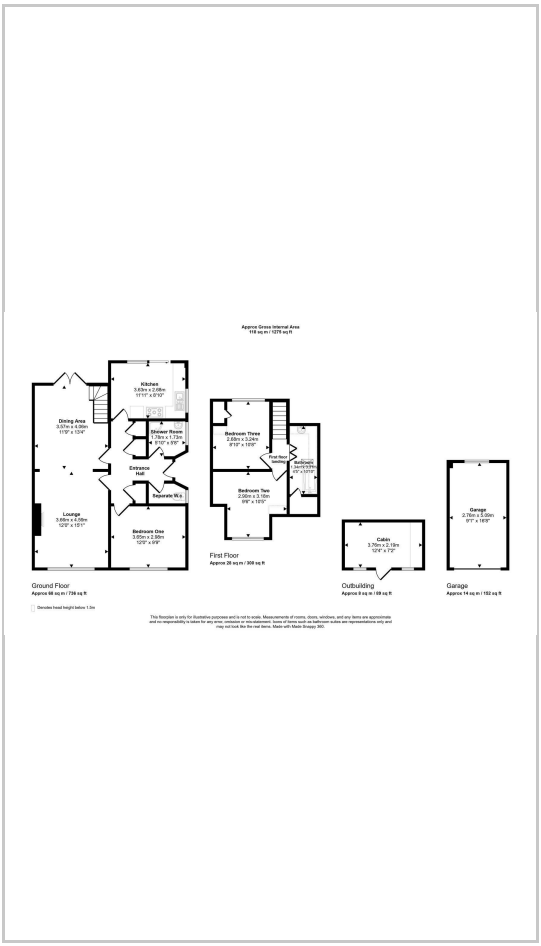
GARAGE 16'8 x 9'1 (5.08m x 2.77m)
Detached garage with all weather up and over door, double glazed window to rear looking onto rear garden, power and lighting.

REAR GARDEN 75' in length (22.86m in length)
Easterly aspect being landscaped to provide concrete patio area with outside lighting and water tap, gate providing access to provide drive, step up from patio to garden lawn with shrub border, step stone path leading to arch with feature raised planters and further garden lawn with well stocked tree and shrub borders, garden shed. CABIN/SUMMER HOUSE : Insulated with power and light points, plug in electric radiator, double glazed windows and door.

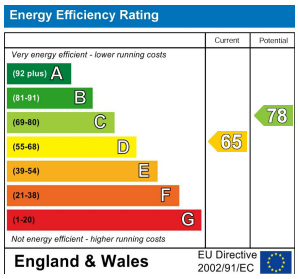
COUNCIL TAX
Band D

Area Map

Floor Plans



Energy Efficiency Graph



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