



256 Hangleton Road, Hove, East Sussex, BN3 7LP

A DECEPTIVELY SPACIOUS WELL PLANNED DETACHED CHALET BUNGALOW IN A CONVENIENT LOCATION

Situated in Hangleton Road between West Way and Clarke Avenue, with local shopping facilities available at the Grenadier shopping parade. Bus services providing access to most parts of town, railway stations with their commuter links to London are nearby. The house is also well situated for local schools, doctor & dental surgeries and easy access to the A27.

Offers in the region of £650,000

- 4 Bedrooms
- Sitting Room
- Kitchen/Utility Room
- Family Room
- Bed 4/Reception 3
- En Suite Bathroom
- Shower Room
- Gardens
- Off Street Parking



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COVERED PORCHWAY

Light point.

FRONT DOOR

Feature lead and coloured glass front door leading to

ENTRANCE HALLWAY 16'3 LENGTH (4.95m LENGTH)

Oak wood flooring, wall light points, radiator, under stairs storage cupboard. Cloaks storage cupboard housing electric consumer unit, electric and gas meters as well as hanging rail.

CLOAK ROOM

Fitted with white low level W.C, wall mounted wash basin with hot and cold taps, tiled splash backs, radiator, tiled flooring, double glazed window with obscure glass, recessed spot lighting.

BEDROOM ONE 14'1 x 13'5 (4.29m x 4.09m)

Dual aspect with double glazed window to side, double glazed bay window to front, south easterly aspect, coved ceiling, 2 x ceiling light points, 2 double built in wardrobes with mirror fronted doors with centralised bridging storage over bed area, radiator, door to

EN SUITE BATHROOM 8'9 x 8'0 (2.67m x 2.44m)

Fully tiled walls and flooring, double glazed window with obscure glass and lead with criss cross design, recessed spot lighting, ladder style radiator, low level W.C, pedestal wash hand basin with mixer tap and pop up waste, tiled panelled bath, bath filler, pop up waste, over sized shower with fully tiled walls, wall mounted hand rail and wall mounted shower as well as control panel, extractor fan, sliding glazed door, mosaic style tiled flooring.

BEDROOM FOUR/RECEPTION TWO 13'6 x 11'8 (4.11m x 3.56m)

South easterly aspect with double glazed bay window over looking front garden, coved ceiling, ceiling light point, radiator, telephone point, T.V aerial point, double opening glazed doors from entrance hall.

KITCHEN 14'8 x 11'6 Max (4.47m x 3.51m Max)

Narrowing to 7'10. Archway from entrance hall leading to kitchen with coved ceiling, recessed spot lighting, hard wired music speaker to ceiling, fitted eye level and base units comprising of cupboards and drawers, recessed under cupboard lighting, tiled splash backs, high gloss roll edge work surfaces, 'Rangemaster' dual fuel range cooker with 5 burner gas hob, electric hot plate, double oven and grill under, plate warmer. Radiator, one and a half bowl sink and drainer unit with mixer tap, free standing 'Bosch' dishwasher, double glazed window to side with lead criss cross design, door to family room and door to

UTILITY ROOM

Coved ceiling, ceiling light point, wall mounted 'Vaillant' gas central heating boiler for heating and hot water with digital control panel to side, eye level storage, base level storage with roll edge work surface over, tiled splash backs, space and plumbing for washing machine, further space for other appliances, double glazed door providing access to driveway.

FAMILY ROOM 19'6 x 13'3 (5.94m x 4.04m)

Accessed form the Kitchen, dual aspect with 2 x oblong windows to side with lead criss cross design, 2 x double glazed windows looking onto rear garden to the west with lead criss cross design, double opening casement doors to garden. Recessed spot lighting, 2 x hard wired speakers, oak flooring, radiator, built in bar with high gloss roll edge surfaces, inset LED lighting to base board, free standing fridge freezer. Opening from room to:

SITTING ROOM 11'10 x 11'8 (3.61m x 3.56m)

Coved ceiling, ceiling light point, T.V aerial point.

STAIRS

From entrance hall, spindles to handrail leading to

FIRST FLOOR LANDING

Hard wired smoke detector, walk in airing cupboard with radiator, slatted shelving.

SHOWER ROOM

Fully tiled walls with feature tile to dado level, recessed spot lighting, extractor fan, double glazed window with obscure glass, chrome ladder style radiator, low level W.C, vanity unit with inset sink with mixer tap and pop up waste, shower enclosure with glazed sliding door, wall mounted shower.

BEDROOM TWO 17'1 x 11'2 (5.21m x 3.40m)

Westerly aspect with double glazed window to side, recessed spot lighting, part character sloping ceiling, laminate wood flooring, radiator with thermostatic valve, door to eaves storage cupboard.

BEDROOM THREE 11'7 x 10'10 (3.53m x 3.30m)

Double glazed window to side, recessed spot lighting, part character sloping ceiling, extensive range of built in wardrobes providing hanging space, radiator.

OUTSIDE

FRONT GARDEN

Laid to lawn with shrubs and trees, Brick block herringbone style off street parking providing space for several cars.

SHARED DRIVEWAY

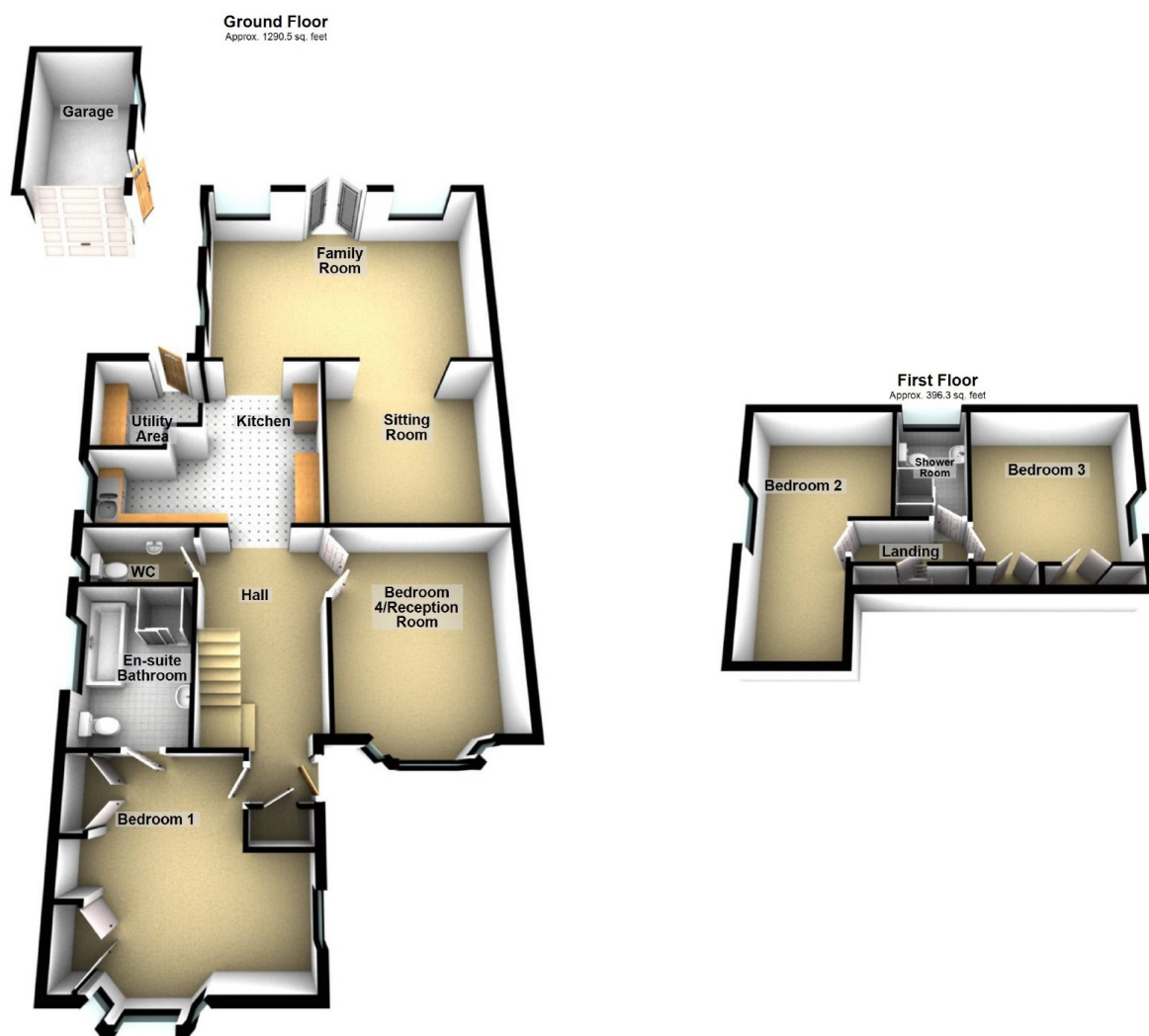
Shared driveway leading to

GARAGE 16'0 x 7'4 (4.88m x 2.24m)

Door width. Up and over door, glazed window to side, service door providing access to garden.

REAR GARDEN 42'0 x 37'0 (12.80m x 11.28m)

Approximate measurements. Westerly/Northerly aspect with deck terrace, gate providing access to side of property, steps up to lawn, well stocked and established tree and shrub borders, feature rockery with centralised pond, patio surrounding, further raised patio to side.



Total area: approx. 1686.8 sq. feet

This floor plan is for illustrative purposes only and is not to scale. Where measurements are shown, these are approximate and should not be relied upon.
Plan produced using PlanUp.

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
A (92-100)		
B (81-91)		
C (69-80)		77
D (55-68)	57	
E (39-54)		
F (21-38)		
G (1-20)		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

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.