



## 278 Hangleton Road

Hove, BN3 7LN

£500,000



A WELL PRESENTED DETACHED BUNGALOW IN CONVENIENT LOCATION BEING SOLD WITH NO ONWARD CHAIN.

Situated in Hangleton Road between Court Farm Road and Nevill Avenue. Local shopping facilities are available at the Grenadier shopping parade and the property is also well situated for local amenities including doctors, dentist, schools as well as access to the A27/A23. Buses pass by providing access to most parts of town including central Hove and Brighton. Aldrington railway station is located approximately 1 mile away with it's commuter links to London.



SIDE ENTRANCE

Outside light point. Double glazed front door with feature lead floral and coloured glass.

ENTRANCE HALL

L-shaped, coved ceiling, ceiling light point, radiator with thermostatic valve, wall mounted central heating thermostat control. Built in storage cupboard also housing electric consumer unit, electric and gas meters. Hatch to loft space with fitted ladder.

LOUNGE 15'1 x 11'7 (4.60m x 3.53m)

South/easterly aspect with double glazed bay window to front. Coved ceiling, ceiling light point, dado rail, T.V. aerial point, telephone point, feature fireplace with tiled insert and hearth, wooden fire surround and free standing electric fire with remote control. Radiator with thermostatic valve.

KITCHEN 9'10 x 8'11 (3.00m x 2.72m)

North/westerly aspect with double glazed window overlooking rear garden, double glazed door providing side access to driveway. Range of eye level and base units comprising of cupboards and drawers, led under cupboard lighting and kickboard lighting, high gloss roll edge work surfaces, stainless steel single drainer sink unit with mixer tap, built in electric hob with fan assisted oven under and feature extractor canopy over, integrated fridge/freezer, integrated wine cooler, freestanding 'Bosch' washing machine, recessed led spot lighting, cupboard housing 'Worcester' gas combination boiler for heating and hot water with adjacent digital control panel, luxury vinyl flooring.

BEDROOM ONE 11'3 x 10'8 (3.43m x 3.25m)

South/easterly aspect with double glazed bay window to front, radiator with thermostatic valve, coved ceiling, ceiling light point. Extensive range of 3x double built in wardrobes with hanging space and shelving plus drawers.

BEDROOM THREE 11'5 x 6'9 (3.48m x 2.06m)

Coved ceiling, ceiling light point, dado rail, double glazed window to side, radiator with thermostatic valve, built L-shaped wardrobes with hanging space, shelving and drawers. telephone point.

BEDROOM TWO/DINING ROOM 12'8 x 11'7 (3.86m x 3.53m)

North/westerly aspect with ceiling light point, radiator with thermostatic valve, T.V. aerial point, telephone point, double glazed casement doors providing access to:

CONSERVATORY 12'6 x 10'1 (3.81m x 3.07m)

Of Upvc construction with feature glass pitched roof, opening 6 x opening fan light windows, power points, 2 x wall light points, double glazed casement doors providing access to garden.

SHOWER ROOM 6'10 x 5'8 (2.08m x 1.73m)

Double glazed window with obscure glass, ceiling light point, extractor fan, fully tiled walls and floor, recessed led spotlighting, vanity unit with inset sink with mixer tap and pop up waste, storage cupboards under, low level W.C. glazed corner shower enclosure with centralised sliding doors, wall mounted 'Triton T80 Z' electric shower, feature wall mounted mirror with built in lighting and clock. Chrome ladder style radiator.

SEPARATE W.C

Double glazed window to side with obscure glass. half tiled walls, low level W.C. with concealed cistern and twin push button flush, ceiling light point, wall mounted wash basin wit hot and cold taps, tiled flooring.

OUTSIDE

FRONT GARDEN

Laid to paved patio with mature shrubs.

PRIVATE DRIVEWAY

Off street parking for several cars.

REAR GARDEN in excess of 50' in length (in excess of 15.24m in length)

North/westerly aspect, landscaped to provide paved patio/terrace, outside light point, water tap, garden shed with power, side access to driveway. Retaining wall and raised planters with centralised step and arch to lawned garden with well stocked and established tree and shrub borders including palm trees.

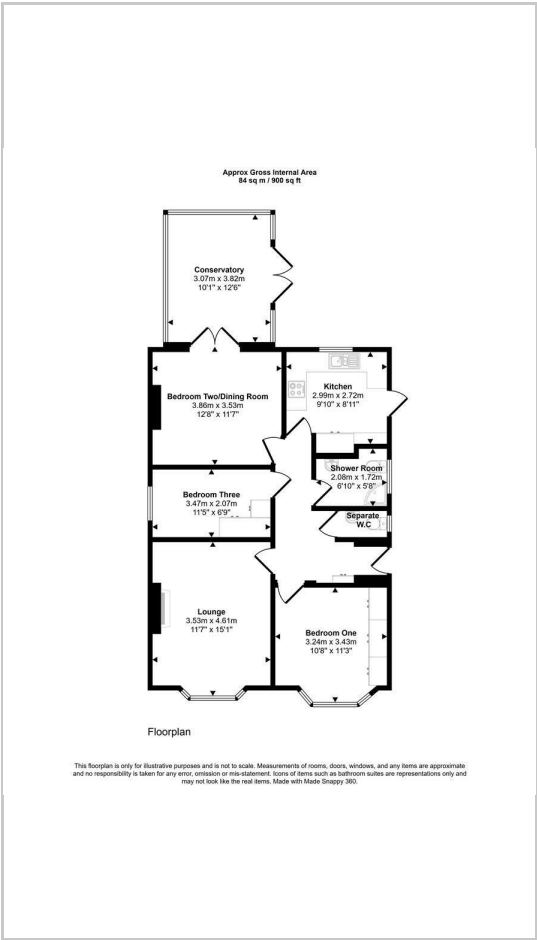
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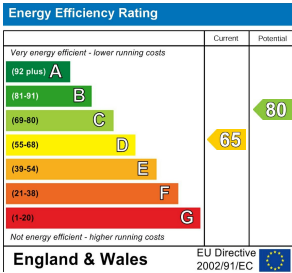
Area Map



Floor Plans



Energy Efficiency Graph



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