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Company Registration No: 11397540



WEATHERILL
Property Group
Your Property Matters



46 Hangleton Valley Drive Hove BN3 8AP

We are very proud to present a fantastically proportioned, good sized and well laid out DETACHED BUNGALOW with gardens on 3 sides, a double length insulated garage with electric sockets , SCOPE FOR ENLARGEMENT AND IMPROVEMENT and being positioned on a prominent corner plot within Hove's ever popular Hangleton Valley Drive area.



Offers In Excess Of £600,000 Freehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



- A WELL PROPORTIONED DETACHED BUNGLOW ON A PROMINENT CORNER PLOT
- GARDENS ON 3 SIDES INCLUDING WEST FACING REAR GARDEN
- CAR HARD STAND AND DOUBLE LENGTH GARAGE
- 2 DOUBLE BEDROOMS

Viewing

Call us on 01273 322766 or email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation within briefly comprises: 2 DOUBLE BEDROOMS, A BATHROOM, A SPACIOUS 'L' SHAPED RECEPTION HALLWAY, A VERY LARGE LOUNGE/DINING ROOM, A FAMILY SIZED 'EAT IN' KITCHEN AND AN ADJACENT LEAN TO/UTILITY ROOM.

In terms of OUTSIDE SPACE, the property occupies a prominent corner plot and has gardens on 3 sides including a WEST FACING REAR GARDEN. There is a CAR HARD STAND, A DOUBLE LENGTH GARAGE with insulation and electric sockets, positioned to the rear of the bungalow. The property has gas central heating, tasteful uPVC replacement double glazing and is OFFERED FOR SALE WITH NO ONWARD CHAIN.

EPC

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			79
(81-91) B			
(69-80) C			
(55-68) D		61	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



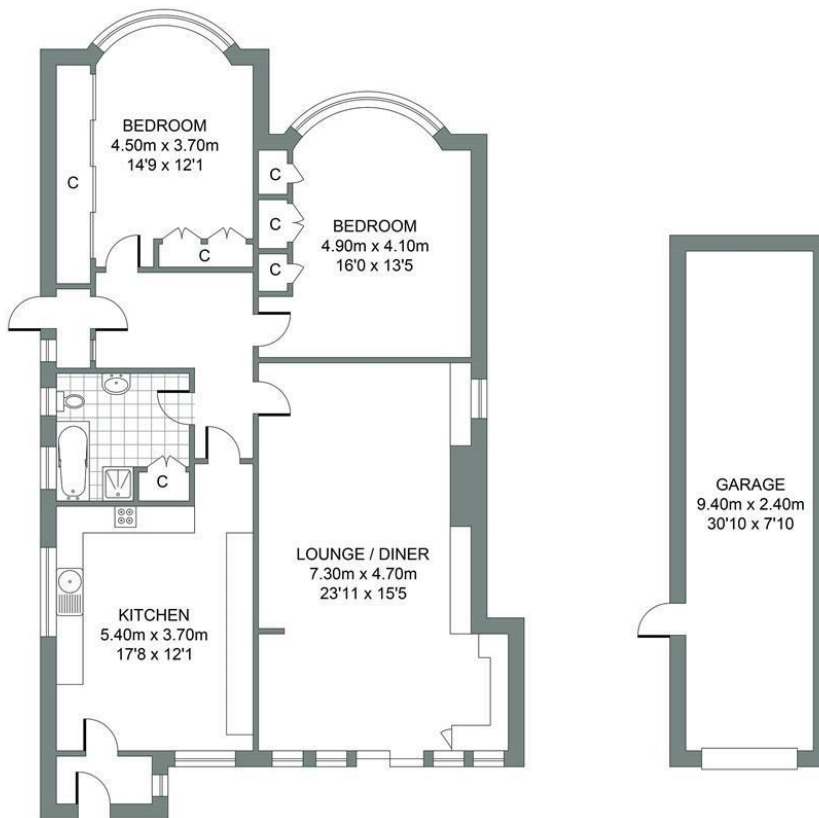
Floor plans

GROUND FLOOR

Approximate Gross Internal Area
100.36 sq m / 1080.26 sq ft

GARAGE

Approximate Gross Internal Area
22.56 sq m / 242.83 sq ft



HANGLETON VALLEY DRIVE

Total Area : 122.92m² = 1323.10ft²

Illustration for identification purposed only, measurements are approximate, not to scale.
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