

2 Queens Parade, Hove BN3 8JG | 01273 322766  
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540

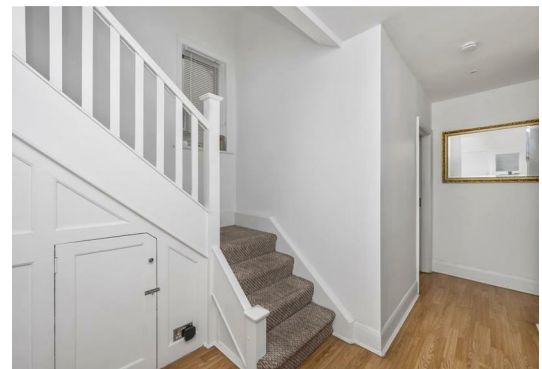


WEATHERILL  
Property Group  
*Your Property Matters*



## 45 Hangleton Road Hove BN3 7GG

The Weatherill Property Group are pleased to offer for sale this very large, semi-detached family home which has benefits including a 100ft rear garden, a car port and a garage, being offered for sale with NO ONWARD CHAIN and located close to the West Hove Sainsburys and Portslade Railway Station.



**Asking Price £650,000 Freehold**

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)



## Viewing

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

## Agents Notes

Arranged over 3 floors, the accommodation within briefly comprises: 5 DOUBLE BEDROOMS, A BATHROOM, AN ENTIRELY SEPARATE SHOWER ROOM, SPACIOUS HALLWAY AND LANDINGS, A LARGE THROUGH LOUNGE/DINING ROOM, A CONSERVATORY AND A FAMILY SIZED 'EAT IN' KITCHEN.

In terms of outside space there is a front garden, a shared driveway leading to the Car Port and the garage. The rear garden is approximately 100ft in length and enjoys a southerly and easterly aspect. The house is conveniently located for local shops, cafes and schools, as well as regular bus services and Portslade Railway Station. Offered for sale in good decorative order and with NO ONWARD CHAIN.

- AN IMPRESSIVE VERY LARGE SEMI-DETACHED FAMILY HOME
- 5 DOUBLE BEDROOMS & 2 BATHROOMS
- 35FT THROUGH LOUNGE/DINING ROOM
- FAMILY SIZED 'EAT IN' KITCHEN
- A LENGTHY CAR PORT AND GARAGE

## EPC

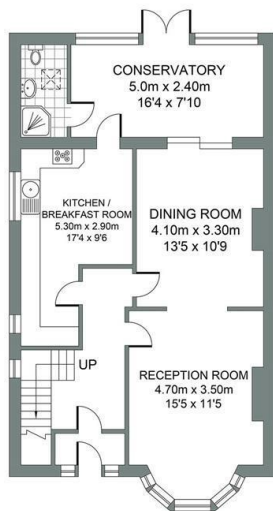
Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			85
(81-91) B			
(69-80) C			
(55-68) D		49	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	



## Floor plans

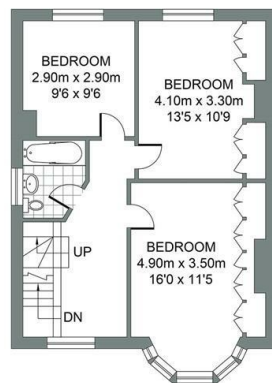
### GROUND FLOOR

Approximate Gross Internal Area  
70.28 sq m / 756.48 sq ft



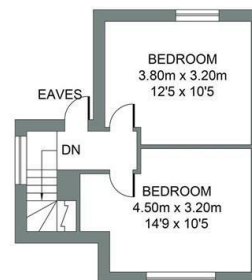
### FIRST FLOOR

Approximate Gross Internal Area  
53.27 sq m / 573.39 sq ft



### SECOND FLOOR

Approximate Gross Internal Area  
29.85 sq m / 321.30 sq ft



### GARAGE

Approximate Gross Internal Area  
16.12 sq m / 173.51 sq ft



HANGLETON ROAD

Total Area : 169.52m<sup>2</sup> = 1824.69ft<sup>2</sup>

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