

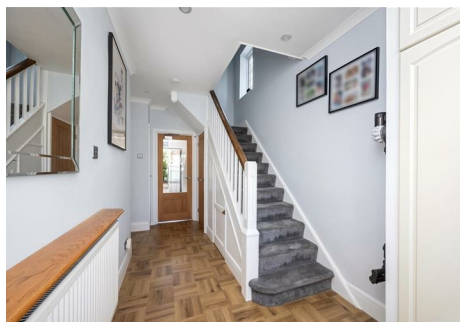
2 Queens Parade, Hove BN3 8JG | 01273 322766  
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



## 19 Hangleton Road Hove BN3 7GG

The Weatherill Property Group are very pleased to present this lovely semi-detached family home with benefits including a master bedroom with an en-suite, a 75ft south and east facing rear garden, off street parking, a garage and located within striking distance of local shops and good schools as well as Portslade Railway Station.



### Offers In The Region Of £600,000 Freehold

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





- A REALLY IMPRESSIVE SEMI-DETACHED FAMILY HOME
- 3 DOUBLE BEDROOMS
- 2 BATHROOMS (INCLUDING AN EN-SUITE TO BEDROOM 1)
- A GROUND FLOOR CLOAKROOM/WC
- LARGE OPEN PLAN LIVING SPACE AND DINING AREA AND WELL EQUIPPED KITCHEN

## Viewing

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

## Agents Notes

Arranged over two floors, the accommodation within briefly comprises: 3 DOUBLE BEDROOMS, AN EN-SUITE SHOWER ROOM ADJACENT TO BEDROOM ONE, A FAMILY BATHROOM, A RECEPTION HALLWAY, A GROUND FLOOR CLOAKROOM/WC AND A SEMI-OPEN PLAN (POCKET DOORS) L SHAPED DINING AREA AND KITCHEN.

In terms of outside space, there are TWO OFF STREET PARKING SPACES to the front, a shared driveway that leads to a GARAGE and a fabulous lawned and paved rear garden. The property further benefits from good storage, gas central heating, tasteful double glazed windows and its location, being within striking distance of countless local amenities, schools and transport links.

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>	<b>72</b>	<b>85</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>		EU Directive 2002/91/EC



## Floor plans

### GROUND FLOOR

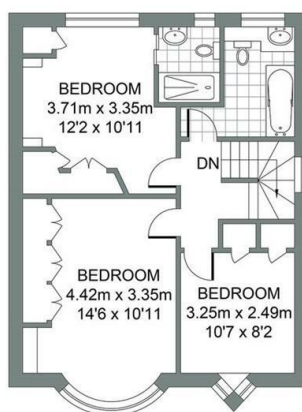
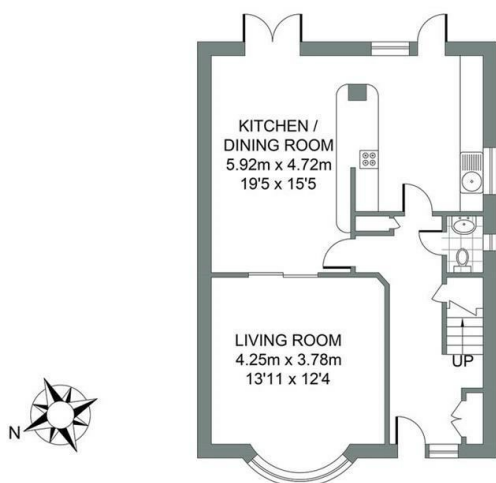
Approximate Gross Internal Area  
50.98 sq m / 548.74 sq ft

### FIRST FLOOR

Approximate Gross Internal Area  
45.53 sq m / 490.08 sq ft

### GARAGE

Approximate Gross Internal Area  
15.86 sq m / 170.71 sq ft



HANGLETON ROAD

Total Area : 112.37m<sup>2</sup> = 1209.54ft<sup>2</sup>

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