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Company Registration No: 11397540



## 25 Hangleton Way Hove BN3 8AA

The Weatherill Property Group are pleased to present this VERY WELL LAID OUT AND SPACIOUS semi-detached bungalow, with benefits including OFF STREET PARKING TO THE FRONT, A GARAGE, A WEST FACING REAR GARDEN and an 'eat in' kitchen. Being located close to local shops and schools and within striking distance of Portslade Mainline Railway Station.



## Offers In The Region Of £425,000 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 a single level, the accommodation within briefly comprises: 2 GENEROUS DOUBLE BEDROOMS, A FABULOUS MODERN BATHROOM, A SPACIOUS RECEPTION HALLWAY COMPLETE WITH LOTS OF STORAGE, A GOOD SIZED LOUNGE, AN 'EAT IN' KITCHEN AND AN ADJACENT CONSERVATORY/LOGGIA.

The property backs West, therefore, has a West facing rear garden, there is a garage and off street parking to the front and even views of The Downs to the north. The property is very conveniently located in terms of shops, bus services, schools, green spaces and Portslade Station. Local cafes and coffee shops can be found in nearby Hangleton Road and Boundary Road.

- A VERY WELL LAID OUT SEMI DETACHED BUNGALOW
- VERY GENEROUS ROOM SIZES THROUGHOUT
- 2 DOUBLE BEDROOMS
- FANTASTIC BATHROOM WITH A WHITE SUITE
- A GOOD SIZED AND WELL EQUIPPED 'EAT IN' KITCHEN WITH ADJACENT CONSERVATORY

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>81</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 



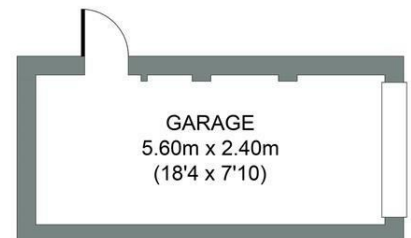
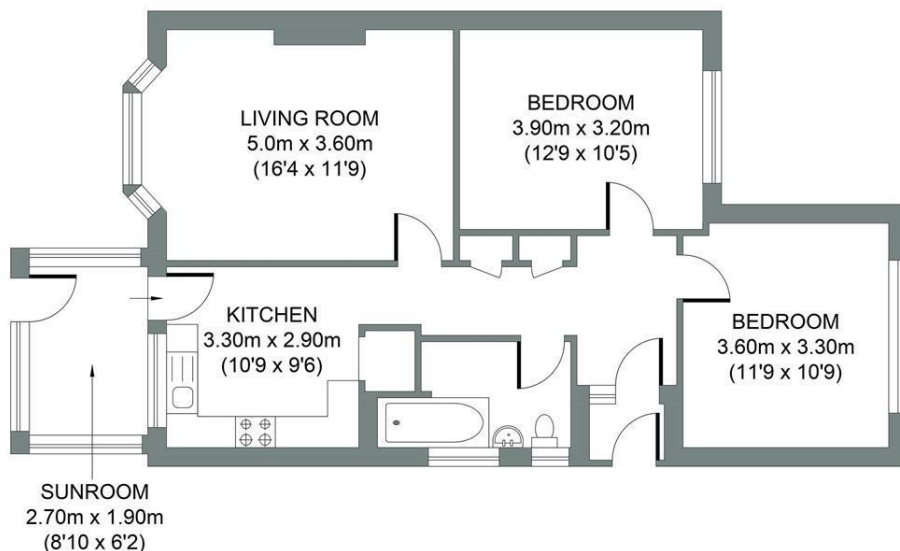
## Floor plans

### FLOOR PLAN

Approximate Gross Internal Area  
75.30 sq m / 810.52 sq ft

### GARAGE

Approximate Gross Internal Area  
13.44 sq m / 144.66 sq ft



HANGLETON WAY

Total Area (Excluding Garage) : 75.30m<sup>2</sup> = 810.52ft<sup>2</sup>

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