



# 48 Hangleton Valley Drive

Hove BN3 8AP

Asking Price Of £499,950

- CORNER PLOT
- TWO DOUBLE BEDROOMS
- BATHROOM
- KITCHEN/BREAKFAST ROOM

- LIVING/DINING ROOM
- OFF ROAD PARKING
- GARAGE
- WEST FACING GARDEN

This delightful semi-detached bungalow is situated on this corner plot and benefits from an extended kitchen and living room overlooking the west facing rear garden, accessible via double doors. The property requires work throughout however has a lot of potential (STNC). The bungalow benefits from UPVC double glazing throughout and gas central heating.

The property is situated in a desirable location, being within walking distance of both the Hangleton Manor and the Grenadier which offer shopping facilities. A short drive will take you to the West Hove Sainsbury super store and petrol station. The A27 is also very near and easily accessible. Viewing highly recommended.

The accommodation with approximate room measurements comprises:

**ENTRANCE HALL** 10' 07" x 3' 04" (3.23m x 1.02m)  
Hatch to loft space with pull down ladder, coat/storage cupboard, airing cupboard, door to bathroom/w.c, fuse box, electric heater and radiator.

**KITCHEN** 8' 4" x 15' 10" (2.54m x 4.83m)  
Incorporating stainless steel bowl sink unit with drainer and mixer taps, adjacent work surface with range of cupboards and drawers, space for washing machine, three UPVC double glazed windows, 'British Gas' conventional boiler, radiator and carpeted floor.

**LIVING/DINING ROOM** 25' x 8' 4" (7.62m x 2.54m)  
Entrance from entrance hall and entrance from kitchen, carpeted flooring, two radiators and double doors leading to garden

**BEDROOM 1** 10' x 14' 11" (3.05m x 4.55m)  
Overlooking front garden, fire place with tiles under, double glazed UPVC windows, integral wardrobes, radiator

**BEDROOM 2** 11' 11" x 9' 11" (3.63m x 3.02m) UPVC double glazed window overlooking front garden, radiator, carpeted floor

**BATHROOM** 5' 9" x 6' 5" (1.75m x 1.96m)  
Comprising misted UPVC double glazed windows, electric towel rail, wash hand basin, bath tub, low level w.c. and carpeted floors.

**OUTSIDE**

**GARAGE**

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