



Hangleton Road, Hove

£600,000

Cox
& Co.

ESTATE AGENTS & VALUERS

Hangleton Road, Hove

£600,000



Ground Floor

Bedroom Four / Guest Room

7'4" x 10'0"

Ground floor guest room with ensuite shower room and wc

Shower Room & WC

Lounge

14'1" x 13'11"

Dinning Room

11'10" x 13'7"

Kitchen

9'1" x 16'2"

Kitchen/Breakfast Room with feature coloured leaded glass sidelight, wall shelves, good range of quality kitchen floor and wall cabinets and worktops incorporating Neff 4 ring hob, Kenwood oven with grill and microwave above, Samsung fridge freezer with ice and water dispenser, door to garden

Bedroom One

14'1" x 12'11"

Bedroom Two

11'10" x 11'11"

Bedroom Three

9'1" x 8'10"

Bathroom

Modern Bathroom with half tiled walls, low-level WC, freestanding bath, washbasin vanity unit with drawers under, heated towel rail and shower cubicle

Garden

Delightful south facing rear garden with access to both the garage and the summerhouse

Summerhouse

11'8" x 17'8"

Measurement excludes the workshop area at the rear of the summerhouse. There is lighting Powerpoints and a decked area.

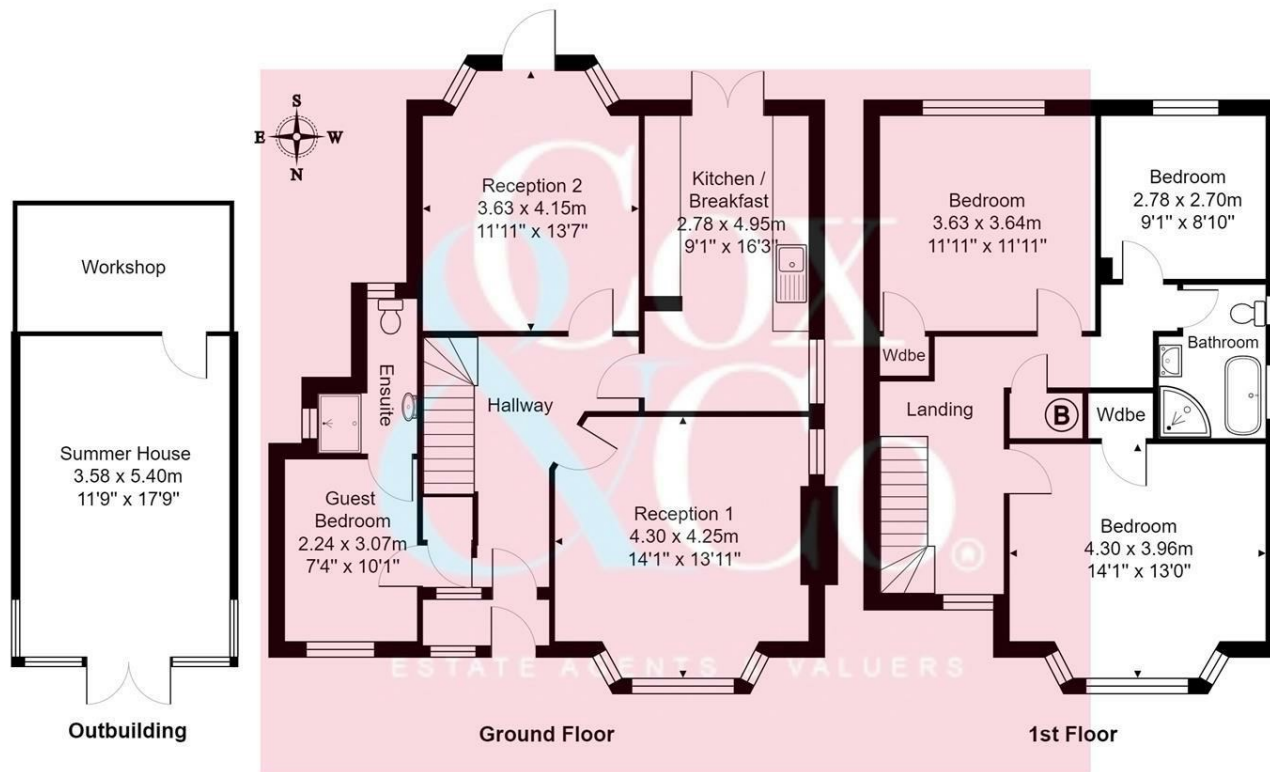
Garage

Detached Garage with up and over door approached via shared drive with room for additional parking



A HOUSE IS MADE OF BRICKS AND BEAMS

A HOME is made of LOVE and DREAMS



Total Area: 130.2 m² ... 1401 ft² (excluding summer house, workshop)

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2020

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		78
(81-91) B		
(69-80) C		
(55-68) D	67	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

Environmental Impact (CO ₂) Rating		
	Current	Potential
Very environmentally friendly - lower CO ₂ emissions		
(92 plus) A		72
(81-91) B		
(69-80) C		
(55-68) D	62	
(39-54) E		
(21-38) F		
(1-20) G		
Not environmentally friendly - higher CO ₂ emissions		
England & Wales		EU Directive 2002/91/EC



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