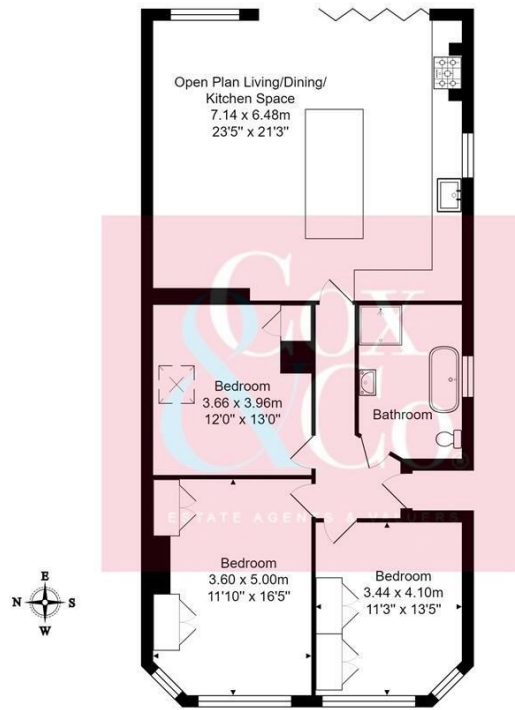




- A Truly Stunning Extended Bungalow
- Large Full Width Extension
- Private Off Street Parking 2 Cars
- Large Family Bathroom
- Southerly Aspect Rear Garden
- Three Double Bedrooms
- Open Plan Living & Kitchen Family Room
- Landscaped Rear Garden
- Popular Location
- Must be Viewed

## Hangleton Road, Hove

Price: £575,000 Freehold



Total Area: 108.8 m<sup>2</sup> ... 1171 ft<sup>2</sup>

All measurements are approximate and for display purposes only. Copyright 'GREEN PROPERTIES' 2021

Cox&Co are pleased to offer this superbly extended, three-bedroom bungalow.

The property has been tastefully extended at the rear to create a large open plan family room with herringbone-effect flooring and an impressive modern fitted kitchen featuring a three-metre long island, ideal for entertaining!

The airy and bright extension benefits from a vaulted ceiling, giving a real feeling of space and openness. In addition, the room has built-in audio speakers and bi-fold doors, which open five metres wide across the back of the property.

There are three spacious double bedrooms, two of which incorporate bay fronted windows with fitted hardwood shutters, and convenient built-in double wardrobes. Two of the bedrooms also have the potential to re-install feature fireplaces.

The lovely modern family bathroom is also of a good size, featuring heated flooring, a freestanding roll-top bath and a separate walk-in shower.

Outside, the property has private off-street parking for two cars. The landscaped rear garden and patio area is of a southerly aspect and is a real suntrap. Established trees border the back wall, offering added privacy.

Viewings taking place Saturday 27th March by appointment only. To arrange a viewing, please call Cox&Co on 01273 00 99 66.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			83
(69-80) C		70	
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	