



- Impressive Three Bedroom Refurbished Bungalow
- Three Double bedrooms
- A Superb Open Plan Living Space with Dining Area & Modern Fitted Kitchen
- Idyllic & Peaceful Close With No Through Traffic
- Popular Location
- Finished to a High Standard
- Newly Fitted Modern White Matching Bathroom Suite
- West Facing Rear garden With Side & Garage Access
- No Chain
- Close To Local Shops & Public Transport Links

## Greenleas, Hangleton, Hove

Price: £575,000 Freehold



Total Area: 106.62 m<sup>2</sup> ... 1147.64 ft<sup>2</sup>

All measurements are approximate and for display purposes only



Cox & Co are pleased to present an individually refurbished and re-designed three-bedroom semi-detached bungalow with a beautiful west-facing rear garden a garage, offered for sale with no onward chain and with private direct access to the beautiful green space, namely, Greenleas in Hangleton.

Arranged over a single level, the accommodation within briefly comprises three bedrooms, a bathroom, an entrance hall, a good size open-plan living space, a dining area, and a kitchen with good quality built-in appliances.

In terms of outside space, there is a shared driveway, a garage, a front garden and a west-facing paved and lawned rear garden. The property is beautifully presented and well-finished; it has been re-wired and re-plumbed throughout and is located in an idyllic cul-de-sac setting, backing onto a sizeable green space which can entered via private and direct access from the garden. The property is close to local amenities, including good schools, bus services, excellent shops and lovely cafes within the ever-popular hangleton area.

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			85
(69-80) C		69	
(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	