



## 190 Hangleton Valley Drive, Hove, E Sussex, BN3 8FE

A RARELY AVAILABLE EXTENDED SPACIOUS SEMI DETACHED HOUSE IN FAVOURED LOCATION ON A CORNER PLOT OFFERING EXTENSIVE VIEWS.

Located on the corner of Hangleton Valley Drive and Honey Croft close to Hangleton Way. Local shopping facilities can be found in Hangleton Way, more extensive facilities are available in West Way offering doctors, dentist and library. Bus service provides access to town including the mainline railway stations with their commuter links to London. The property is within a mile walk of the Sainsburys superstore as well as just over a mile car access to the A23/

**Offers in the region of £595,000  
Freehold**

- 4 Bedrooms
- Lounge
- Kitchen/Diner
- Cloak Room
- Bathroom
- En Suite Bathroom
- Garage
- Gardens
- Corner plot



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## FRONT DOOR

Composite double glazed front door with lead and glazed obscure glass upper panels and further decorative side panel.

## ENTRANCE PORCH

'Karndean' flooring, coved ceiling, light point, radiator with decorative cover, feature archway leading to inner hallway.

## INNER HALLWAY

Coved ceiling, radiator , 'Karndean' flooring, wall mounted central heating thermostat control, built in cloaks storage cupboard, hard wired smoke detector, radiator, door to dining room and further door to lounge.

## LOUNGE

Dual aspect to the east and west, with double glazed window to front offering views across Hangleton Valley, double glazed window to rear looking onto rear garden, coved ceiling, 2 x ceiling light points with ceiling roses, 3 x wall light points, 2 x built in speakers to ceiling, 2 x radiators, T.V aerial point, telephone point, dado rail, door to

## INNER HALLWAY

'Karndean' flooring, under stairs storage cupboard.

## CLOAK ROOM

UPVC double glazed window with obscure glass, coved ceiling, ceiling light point, tiled walls, varnished wood panelling to lower level, low level W.C. with concealed cistern, vanity unit with inset sink, hot and cold taps, storage under, extractor fan.

## KITCHEN

Dual aspect to the North and East with double glazed window offering views across garden to the South Downs, double glazed door providing access to garden. Fitted with an extensive range of eye level and base units comprising of cupboards and drawers, part display cupboards, roll edge work surfaces, tiled splash backs, recessed under cupboard lighting, one and a half bowl sink and drainer unit with mixer tap, built in 4 x burner gas hob with extractor hood over, double oven and grill under, range of integrated appliances consisting of fridge, freezer, washing machine. 'Karndean' flooring, radiator with decorative cover, coved ceiling with recessed spot lighting, built in speakers to ceiling.

## DINING ROOM

Dual aspect to the north and west with double glazed window offering extensive views westward across Hangleton Valley, double glazed sliding patio door providing access to garden as well as offering views to the South Downs, coved ceiling, 2 x built in speakers, radiator. Archway leading to Kitchen.

## STAIRS

From entrance hallway, leading to

## FIRST FLOOR LANDING

Coved ceiling, ceiling light point, spindles to handrail, hard wired smoke detector, radiator, hatch to loft space with fitted loft ladder, loft having light point.

## BEDROOM ONE

Dual aspect to the north and west, 2 x double glazed windows, one offering extensive views across Hangleton Valley and distant views to sea, the other offering view to the South Downs, coved ceiling, ceiling rose with light point, radiator, extensive range of built in wardrobes providing hanging space and shelving, 2 x single wardrobes with bridging unit over bed area, fitted dressing table with 9 x drawers, T.V aerial point, door leading to

## EN SUITE BATHROOM

Double glazed window with obscure glass, suite comprising of jacuzzi bath with telephone style mixer tap and shower attachment, wall mounted mains shower controls with wall mounted over size shower head, built in storage unit and over shelf, also with inset sink with hot and cold taps, storage under, low level W.C. with concealed cistern, coved ceiling , recessed spot lighting, extractor fan, fully tiled walls, wall mounted shaver point, radiator, airing cupboard with double opening sliding doors also housing 'Vaillant' gas combination boiler for heating and hot water.

## BEDROOM TWO

Westerly aspect with double glazed window offering extensive views across Hangleton Valley to the sea, coved ceiling, ceiling light point, radiator, 2 x double built in wardrobes and 1 x single wardrobe providing hanging space and shelving.

## BEDROOM THREE

Easterly aspect with double glazed window over looking rear garden, coved ceiling, radiator, built in wardrobes with mirror fronted sliding doors to front, further single built in wardrobe.

## BEDROOM FOUR

Westerly aspect with double glazed window offering views across Hangleton Valley to sea and the Downs. Radiator, built in single wardrobe with hanging space and shelving.

## FAMILY BATHROOM

Being fully tiled, coved ceiling, recessed spot lighting, panelled bath with mixer tap, wall mounted 'Mira' electric shower over, extractor fan, built in storage unit also incorporating sink with mixer tap, pop up waste, low level W.C. with concealed cistern, radiator, double glazed window with obscure glass, shaver point.

## OUTSIDE

### FRONT GARDEN

Predominantly laid to lawn with occasional shrub and path leading up to front door.

### REAR GARDEN

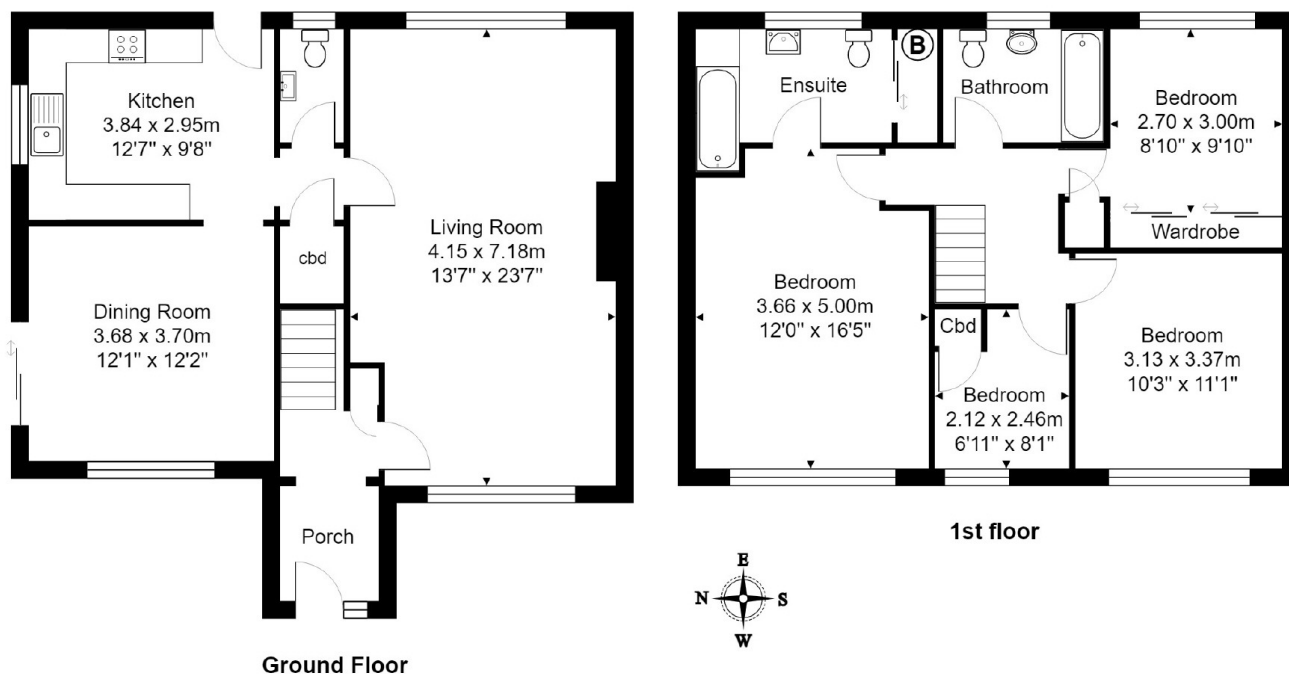
Approximately 60ft x 45ft narrowing to 22ft. Corner plot, garden immediately to the rear of the kitchen with composite path, outside power and light points, water tap, remainder of garden laid to lawn with well stocked shrub borders, path leading to

### SIDE GARDEN

Being laid to lawn with shrubbed borders, gate providing side access to the property, brick built double skin walls surrounding side garden, steps up to raised composite terrace offering views to the west and the north with extensive views to the sea and the South Downs. Fitted awning to the side of the garage, service door providing access to the garage.

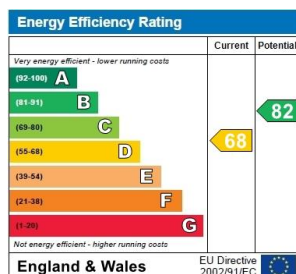
## GARAGE

Approached by a private driveway from Honey Croft, single garage with up and over door, power and light points.



Total Area: 131.4 m<sup>2</sup> ... 1415 ft<sup>2</sup>

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N.B. The agents have not tested any apparatus, fitting or services and cannot verify that they are in working order. Room sizes are given for guidance only and should not be relied upon when ordering carpets, furniture, appliances etc.