



## 68 Hangleton Way

Hove BN3 8EQ

£650,000

- OVERLOOKING THE GREEN
- DETACHED
- THREE BEDROOMS
- SHOWER ROOM
- DOUBLE ASPECT LIVING ROOM
- KITCHEN/BREAKFAST ROOM
- CONSERVATORY
- SECLUDED WELL ESTABLISHED REAR GARDEN

This delightful detached bungalow is coming to the market for the first time in over thirty years being positioned in this desirable location overlooking the green to the front. The property is accessed via a private drive that leads to the garage with side access to the established and secluded rear garden. The three bedroom accommodation is presented in excellent order and features a double aspect living room and kitchen/breakfast room leading onto the conservatory overlooking the garden.

**ENTRANCE HALL** Airing cupboard, two fitted storage cupboards, radiator, hatch to loft space.

**KITCHEN/BREAKFAST ROOM** Incorporating stainless steel sink unit with drainer and mixer tap, adjacent laminate work surface with cupboards and drawers under, matching eye level wall cupboards, inset four ring gas hob, eye level electric double oven, space for fridge/freezer, plumbing for washing machine, radiator, wall mounted 'Vaillant' boiler, French doors to:

**CONSERVATORY** Part brick built with doors to garden.

**LIVING ROOM** Double aspect with UPVC double glazed windows and views over the green, radiator.

**BEDROOM 1** Range of fitted wardrobes with chest of drawers, two further fitted cupboards, UPVC double glazed window, radiator.

**BEDROOM 2** Double aspect with two UPVC double glazed windows, overlooking the green, fitted wardrobes, cupboards and shelving, radiator.

**BEDROOM 3** UPVC double glazed window, radiator.

**SHOWER ROOM** Comprising walk in shower, pedestal wash hand basin, low level w.c, radiator, two UPVC double glazed windows, part tiled walls.

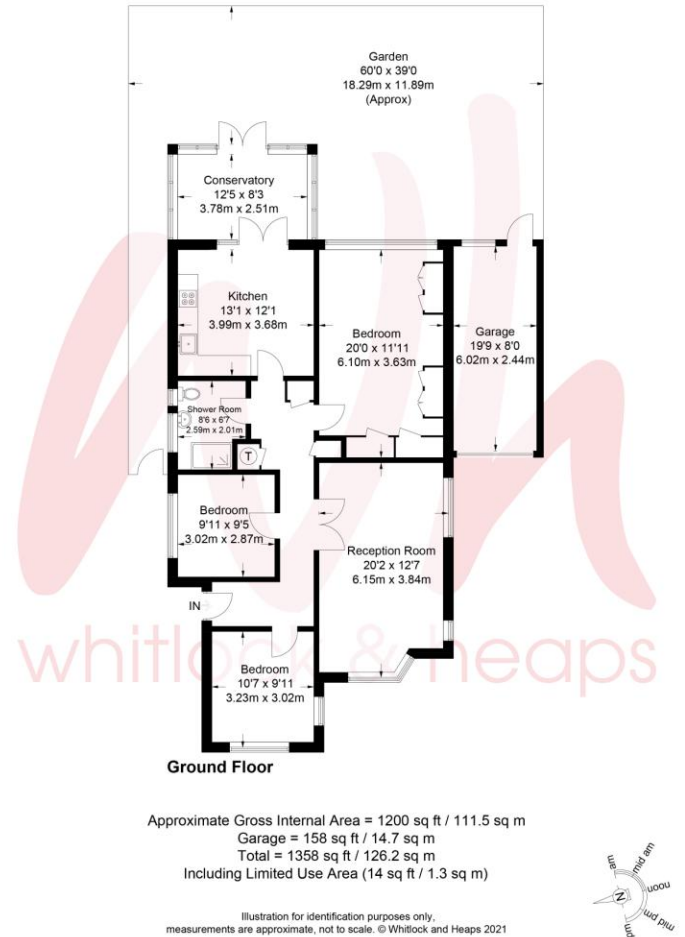
## OUTSIDE

**FRONT GARDEN** Laid to lawn with flower borders, side access to garden.

## PRIVATE DRIVE

**GARAGE** Up and over door.

**REAR GARDEN** Being well established and secluded, laid to lawn with patio area, shed, mature flower and shrub borders.



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