

2 Queens Parade, Hove BN3 8JG | 01273 322766
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



179 Hangleton Way Hove BN3 8EY

The Weatherill Property Group are very pleased to present this very good sized first and second floor flat, an ideal **FIRST TIME BUY** or **BUY TO LET** proposition. Offered for sale with **NO ONWARD CHAIN** and located in the heart of Hove's Hangleton area.



Offers In The Region Of £220,000 Leasehold

All of our properties are available to view online at www.weatherillpropertygroup.co.uk



Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The flat is approached via a communal stairwell and balcony which leads to the front door. Once inside the flat there is a hallway providing access to all the rooms and the stairs up to the second floor. There are 3 bedrooms, an en suite shower room to bedroom 1, a family bathroom, a good sized lounge/dining room and a kitchen.

Whilst there is no form of outside space, the property is well located in relation to local green spaces, local shops, bus routes and good schools, making it ideal for those with families.

- AN IMPRESSIVE GOOD SIZED FIRST & SECOND FLOOR FLAT
- 3 GOOD SIZED BEDROOMS
- A BATHROOM WITH A WHITE SUITE
- A LARGE LOUNGE/DINING ROOM
- MODERN KITCHEN
- GOOD STORAGE AND GAS CENTRAL HEATING

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	71
(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	



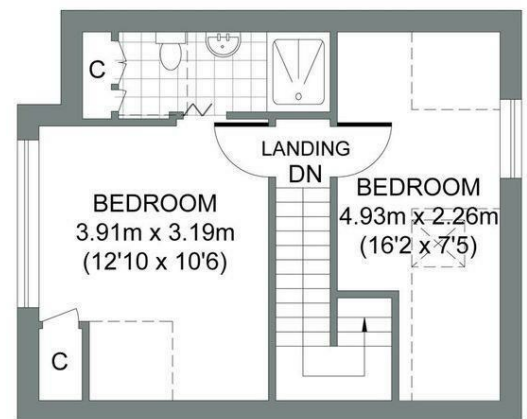
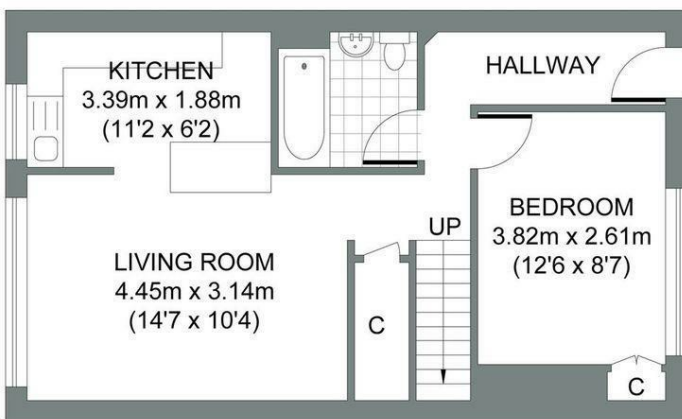
Floor plans

FIRST FLOOR

Approximate Gross Internal Area
45.41 sq m / 488.78 sq ft

SECOND FLOOR

Approximate Gross Internal Area
32.0 sq m / 344.44 sq ft



HANGLETON WAY

Total Area : 77.41m² = 833.22ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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