



Gleton Avenue, Hove



Offers In Excess Of
£450,000
Freehold

- TWO DOUBLE BEDROOMS
- SEMI DETACHED
- SOUTH FACING REAR GARDEN
- POTENTIAL TO EXTEND ST/HP
- DRIVEWAY
- UNDERFLOOR HEATING

Introducing a charming two-bedroom semi detached bungalow nestled in the sought-after Hangleton District. This cosy home is just a stones throw away from the Hangleton Parade shops, this bungalow offers ample living space and the potential for expansions in to the loft. Enjoy the sunny south-facing garden and the added comfort of underfloor heating. Don't miss the opportunity to make this property yours.

Accommodation offers; Large open planned kitchen / lounge, sunroom, two double bedrooms and a family bathroom. Benefits include; South facing garden, potential for a loft conversion ST/HP and a private driveway.

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Accommodation

Driveway

Porch

Tiled flooring with storage. Door leading to;

Open Planned Kitchen / Lounge 13'1" x 22'0" (3.99m x 6.73m)

Tiled flooring, underfloor heating, mix of wall and base units, built in washing machine, built in dishwasher, built in cooker with induction hob, extractor fan, fitted fridge freezer, double glazed windows facing rear garden.

Sun Room 11'10 x 8'7 (3.61m x 2.62m)

Tiled flooring, underfloor heating, double doors leading to rear garden, double glazed windows

Bedroom One 14'11 x 9'6 (4.55m x 2.90m)

Carpet flooring, built in storage cupboards, wall mounted radiator, double glazed windows facing front

Bedroom Two 11'5 x 7'3 (3.48m x 2.21m)

Carpet flooring, wall mounted radiator, double glazed window facing front, double glazed window facing side

Family Bathroom

Tiled flooring, WC, vanity sink unit, storage cupboard, extractor fan, double glazed window, bath with overhead shower, heated towel rail, built in storage cupboard

Rear Garden

South facing, landscaped garden, fence enclosed

Agents Notes

EPC: D

Council Tax Band: C

28 Blatchington Road, Hove, East Sussex, BN3 3YU

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Floor Plan



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

Environmental Impact (CO ₂) Rating		Current	Potential
<i>Very environmentally friendly - lower CO₂ emissions</i>			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
<i>Not environmentally friendly - higher CO₂ emissions</i>			
England & Wales		EU Directive 2002/91/EC 	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.