



Hangleton Gardens, Hove, BN3 8AB

OIEO £600,000



Hangleton Gardens, Hove, BN3 8AB

- 4 Bedroom Semi Detached House
- Private Driveway & Garage
- Far Reaching Views
- Popular Location
- Great Transport Links
- Easy Access to Brighton & Hove Seafront
- Private Rear Garden
- 1,419 Sq.ft

The Property

Nestled in a highly sought-after residential area of Hove, this impressive four-bedroom semi-detached house presents an exceptional opportunity for anyone seeking a spacious and well-connected home. Boasting a generous footprint of 1419 square feet including the garage, this property is thoughtfully designed to accommodate modern family living, offering versatile spaces that can adapt to various needs, including dedicated areas for those working from home.

Upon entering this residence, you are immediately struck by the sense of space and light that permeates throughout. The ground floor features two well-proportioned reception rooms, providing an inviting space for relaxation and entertaining. This versatile areas can comfortably accommodate both living and dining arrangements, making them the heart of the home.





Discover this impressive 1,419 Sq.ft four-bedroom semi-detached house in Hove, offering excellent family living, local amenities, and superb transport links.

The kitchen, is a functional space, ready for a family's culinary needs. The property's inherent structure provides a solid foundation for any desired upgrades, allowing new owners to truly personalise their living space.

Ascending to the first floor, you will discover the bedrooms, each offering comfortable dimensions and ample natural light. The thoughtful layout ensures privacy and comfort for all residents. A standout feature of the first floor is the far-reaching views that can be enjoyed from several of the bedrooms, providing a picturesque backdrop to daily life.

The overall condition of the property is very good, suggesting it has been well-maintained, though it also offers scope for a new owner to infuse their own style if desired.

Externally, this semi-detached house benefits from a private driveway, providing valuable off-street parking. The driveway leads to a garage, which offers not only secure parking but also significant potential for conversion or extension, subject to the necessary planning permissions. This additional space could be transformed into a home office, a gym, or an additional living area, adding versatility to the property. The private rear garden is another exceptional feature, offering a safe and secluded outdoor space ideal for children to play, pets to roam, or for adults to relax and entertain.





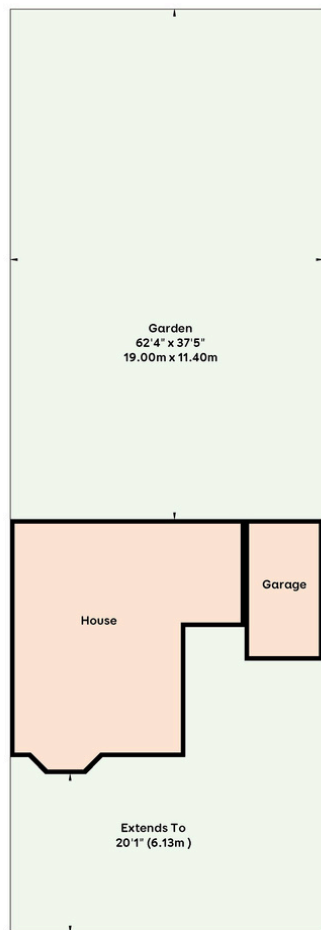
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The Location

Location is paramount, and this property excels in its positioning. Situated in a popular area of Hove, residents benefit from excellent transport links. Easy access to the A27 ensures convenient travel to surrounding areas and beyond, making it ideal for commuters. Furthermore, Brighton city centre and Portslade train stations are within easy reach, providing direct links to London and other major cities. This connectivity makes the property highly desirable for those who need to travel for work or leisure, offering the best of both urban convenience and suburban tranquillity.

Families with children will particularly appreciate the excellent school catchment area. The property is close to highly regarded primary and secondary schools, ensuring access to quality education. This proximity to reputable educational institutions is a significant draw for families, providing peace of mind and convenience for the school run. Beyond schools, the property offers easy access to Brighton & Hove Seafront and various parks, providing abundant opportunities for outdoor recreation, leisurely strolls, and enjoying the vibrant coastal lifestyle. The seafront offers a wealth of activities, from beach walks to water sports, while the local parks provide green spaces for picnics, sports, and relaxation.

This property truly represents a perfect family home, offering an ideal layout for modern family living or for those who require dedicated spaces for working from home. The combination of generous internal space, a private garden, off-street parking, and a garage with potential, all within a highly desirable and well-connected location, makes this an unmissable opportunity. The far-reaching views from the first floor add a unique charm, elevating the living experience.

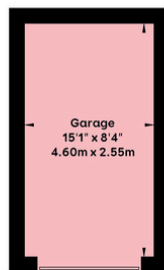


Site Plan

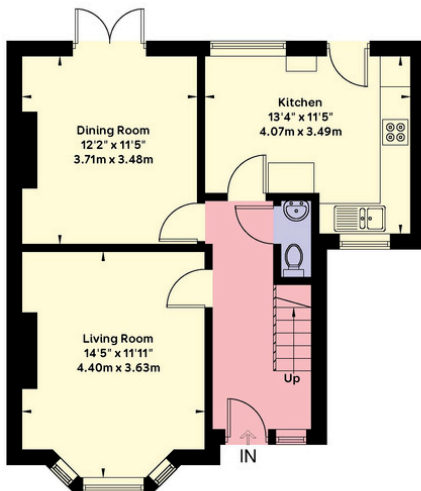
APPROXIMATE GROSS INTERNAL AREA (EXCLUDING GARAGE) = **120.2 sq m / 1293 sq ft**
 APPROXIMATE GROSS INTERNAL AREA (INCLUDING GARAGE) = **131.9 sq m / 1419 sq ft**

Floor plan is for illustration and identification purposes only and is not to scale.
 Plots, gardens, balconies and terraces are illustrative only and excluded from all area calculations. All site plans are for illustration purposes only and are not to scale.
 This floor plan has been produced in accordance with Royal Institution of Chartered Surveyors' International Property Standards 2 (IPMS2).

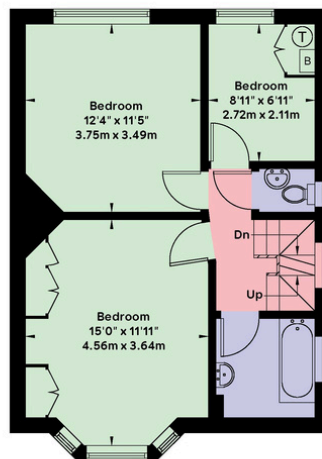
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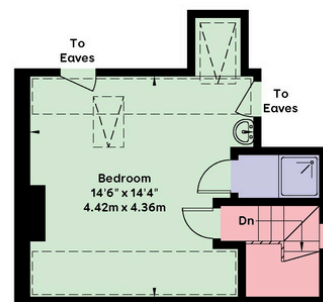
Garage
11.7 sq m / 126 sq ft



Ground Floor
51.2 sq m / 551 sq ft



First Floor
45.2 sq m / 486 sq ft



Second Floor
23.8 sq m / 256 sq ft



Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B		
69-80	C		
55-68	D		
39-54	E	51 E	73 C
21-38	F		
1-20	G		

Agents Notes
 Tenure Freehold
 Council Tax Band D



Please note:

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