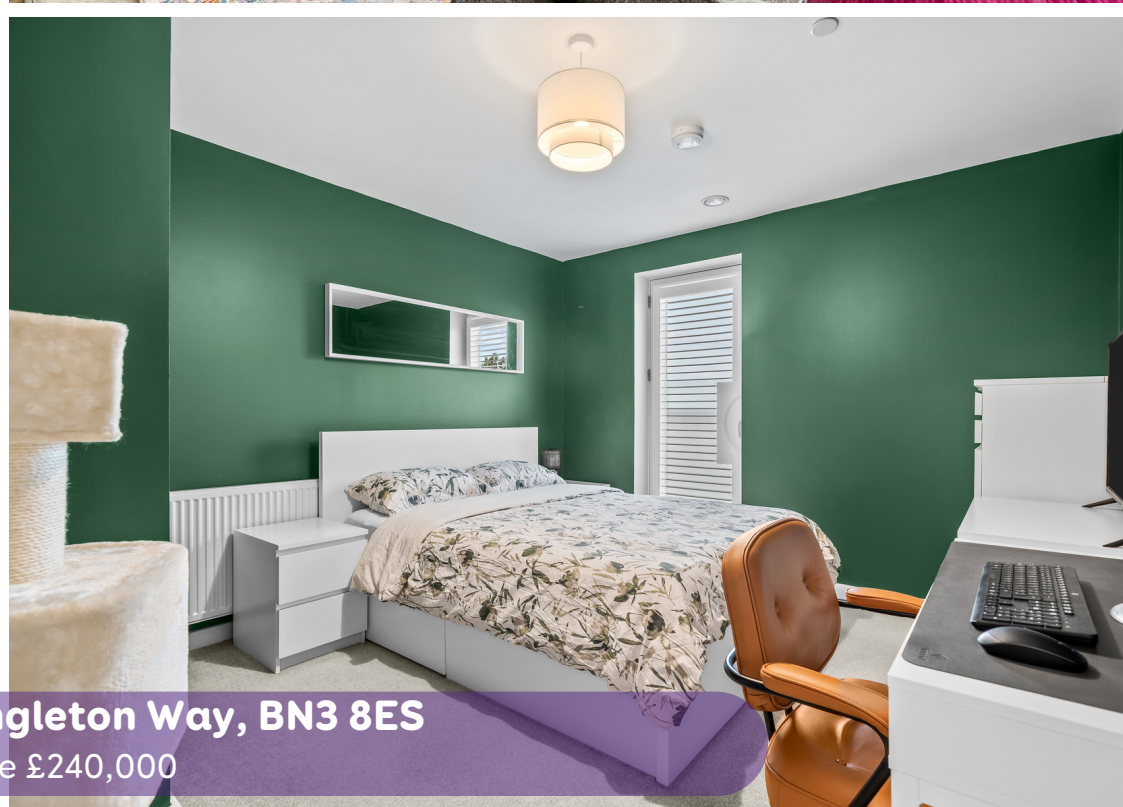




Downsman Court, Hangleton Way, BN3 8ES

Asking Price £240,000

Downsman Court, Hangleton Way, BN3 8ES

Discover this modern one-bedroom second-floor apartment in Hangleton Way, boasting a private balcony with stunning South Downs views, allocated parking, and excellent city centre transport links.

Nestled in Hangleton Way, East Sussex, this exquisite one-bedroom second-floor apartment presents an exceptional opportunity for first-time buyers, downsizers, or investors seeking a contemporary and convenient lifestyle. Boasting a prime location with superb transport links into the vibrant city centre, this property combines modern living with the tranquillity of its surroundings.

Upon entering the secure building, residents are greeted by a well-maintained communal area, with the added convenience of being serviced by a lift, ensuring easy access to the second floor. The apartment itself is a testament to modern design, featuring a bright and airy open-plan reception room that seamlessly integrates living and dining spaces.

One of the standout features of this superb apartment is the private balcony, offering far-reaching views of the majestic Sea & South Downs. This outdoor sanctuary provides the perfect spot for morning coffee or simply unwinding whilst enjoying the breathtaking scenery. It's a rare find that truly enhances the living experience, bringing a sense of peace and connection to nature right to your doorstep.

The well-appointed kitchen is equipped with modern fittings, offering ample storage and workspace, making meal preparation a delight. The sleek design and quality finishes ensure both functionality and aesthetic appeal.

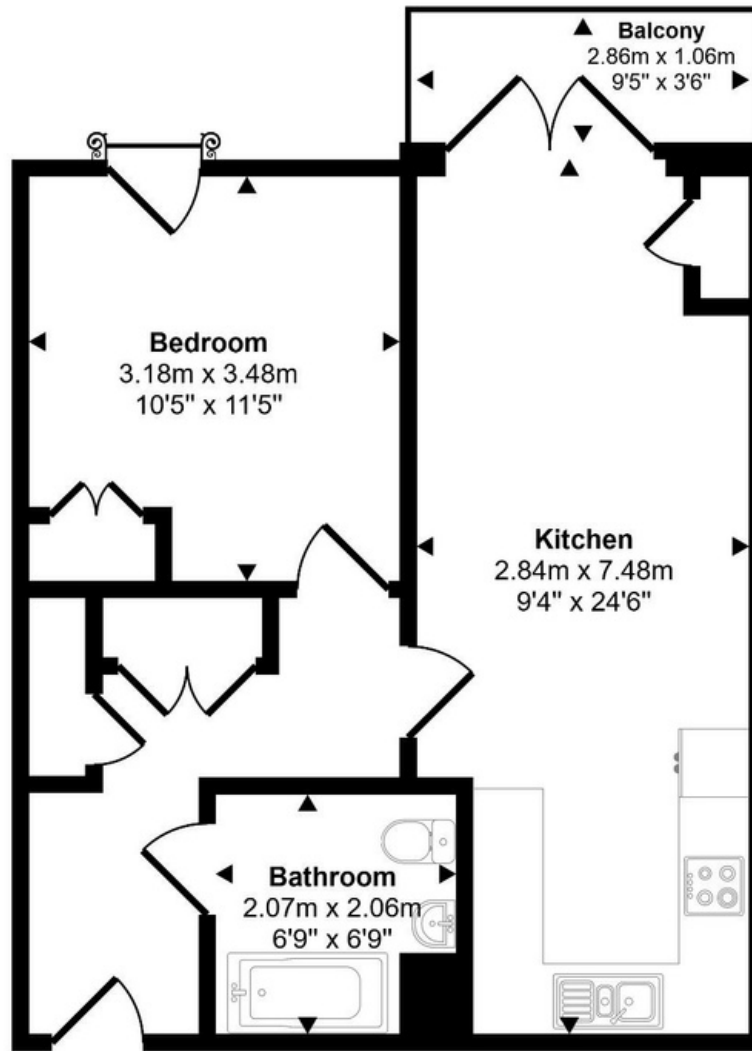
The generously sized double bedroom provides a peaceful retreat, complete with built-in storage, a recurring theme throughout the apartment, ensuring a clutter-free living environment. The contemporary bathroom features modern fixtures and fittings, providing a serene space for daily routines.

Further enhancing the appeal of this property is the invaluable allocated parking space, a significant advantage in this popular residential area. The secure building, complete with an entry system, offers peace of mind and a sense of community. The abundance of built-in storage solutions throughout the apartment is a practical benefit, catering to all storage needs without compromising on living space.

Location-wise, Hangleton Way offers the best of both worlds. While enjoying a quieter residential setting, it benefits from excellent transport links, making commuting into the bustling city centre effortless. Local amenities, including shops, cafes, and parks, are all within easy reach, providing convenience for everyday living. The proximity to the South Downs also means endless opportunities for outdoor activities, from scenic walks to cycling trails.

This one-bedroom apartment is more than just a home; it's a lifestyle choice, offering comfort, convenience, and captivating views. With its modern fittings, secure environment, and prime location, it represents an outstanding opportunity not to be missed. Early viewing is highly recommended to fully appreciate all that this exceptional property has to offer.





Agents Notes

Tenure Leasehold
250 Year Lease From 2021
Service Charge Approx £1,572 Per Annum
Ground Rent Approx £200 Per Annum
Council Tax Band B

Energy Performance Certificate

Score	Energy rating	Current	Potential
92+	A		
81-91	B	83 B	83 B
69-80	C		
55-68	D		
39-54	E		
21-38	F		
1-20	G		



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Brighton & Hove Office
01273 688 881
3-6 North Road, Brighton BN1 1YA
www.oakleyproperty.com
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