



Hangleton Road

Hove, BN3 7LS

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A well presented and generously proportioned 4 semi detached family home, offering over 1,700 sq ft of versatile accommodation, complete with a large sunny garden, summer house, garage and off street parking.

Positioned on the ever popular Hangleton Road, this substantial home offers an excellent balance of living and entertaining space throughout. The ground floor is particularly impressive, with a flowing layout that feels both spacious and practical for modern family life. To the front, a bright reception room enjoys plenty of natural light, while double doors open through to the main living area, giving the flexibility to create either one large entertaining space or two separate rooms depending on how you like to live.

The central living space connects effortlessly through to the dining area, which loops around into the kitchen overlooking the garden, creating a sociable layout that works brilliantly day to day. The ground floor is presented in excellent order throughout and offers a real sense of space. There is also a ground floor bathroom and a separate study, which could equally work well as an additional bedroom, playroom or guest room.

Upstairs, the property continues to impress with three genuine double bedrooms, all well proportioned and arranged in great order. Two of the bedrooms benefit from en suite shower rooms, while all bedrooms feature built in wardrobes, providing excellent storage throughout.

Outside, the rear garden is a fantastic size and enjoys sun for most of the day, making it ideal for entertaining, relaxing or family use. At the rear of the garden sits a superb summer house with plenty of potential, whether used as a home office, gym, studio or outdoor bar area.

Further benefits include a separate garage, ideal for secure parking or additional storage, along with a private driveway comfortably accommodating two cars.

The location is another real highlight. Hangleton Road offers excellent access into Brighton and Hove, easy routes out towards the A27 and motorway network, and is well positioned for a number of highly regarded local schools, making it a fantastic choice for families looking to settle in the area.

A substantial and versatile home in a sought after Hove location, offering excellent living space both inside and out.

➤ *Asking Price* £750,000

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TOTAL FLOOR AREA:

1748 sq. ft. (162 sq. m.) approx





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