Hangleton Road

Hove

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Hangleton Road, Hove | approx. 1,662 sq ft

This is not your average Hangleton Road home. Extensively refurbished and "future-proofed" by the current owners, this property combines high-spec technical upgrades with playful, bespoke design. From triple-glazed windows and whole-house insulation to a private mezzanine retreat and views over ancient woodland, every inch of this 1,662 sq ft home has been thoughtfully reimagined.

The Ground Floor:
• Expansive Living Space: A superb open-plan living and dining room spans over 25 feet, featuring stylish neutral décor and direct access to the garden—ideal for entertaining.
• Practicality: The ground floor includes a convenient WC and a hallway and benefits from a whole-house water softener system.
• Front Kitchen: Unlike the standard layout, the kitchen is at the front of the property, offering a bright and practical workspace.

The First Floor:
The entire floor has been stripped back and upgraded with new natural engineered wood flooring, floor insulation, new electrics, and replastered walls/ceilings.
• Principal Bedroom: A generously sized, calm double bedroom finished to an exacting standard.
• The "Adventure" Bedroom: A second large double bedroom, perfect for children, featuring a bespoke built-in climbing frame and monkey bars.
• The Mezzanine Suite: Originally the third bedroom, this space has been architecturally transformed. The ceiling has been opened to create a stunning mezzanine-style sleeping and relaxation area bathed in light from two Velux windows. This room also provides clever access to the remaining loft storage area.
• Luxury Bathroom: An ultra-modern shower room serves the floor, featuring high-end fixtures and a sleek finish.
Efficiency & Technology
The home is exceptionally quiet and warm thanks to full triple-glazed windows and comprehensive hard insulation in the loft and floors.

The Great Outdoors:
• The Garden: The west-facing rear garden features a new fence and offers uninterrupted views toward ancient woodland. The result is a rare sense of privacy and the tranquil feeling of living in the forest.
• Parking & EV Ready: A newly created driveway provides off-street parking for two cars and includes a dedicated electric vehicle (EV) charging point, alongside a private garage/storage room.

Guide Price £650,000

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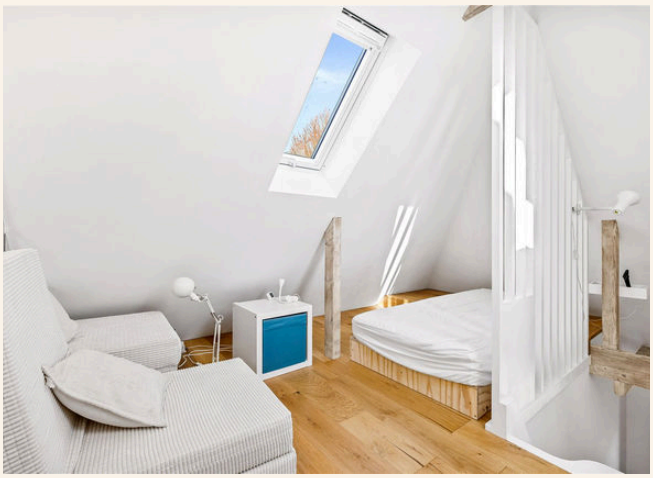

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TOTAL FLOOR AREA:
154 sqm / 1662 sqft

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- Personal, one-to-one service
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- Expert social media marketing
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- Daily sales progression
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2. No representations are made in these particulars as to the condition of the property or as to whether any service or facilities are in good working order.

3. All Measurements are approximate.

Whatever you're looking for...
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