



11, Hangleton Lane, Hove, BN3 8EB

Spencer
& Leigh

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£4,500 Per Month -

- Beautiful detached residence
- Five good size bedrooms
- Family bathroom and two en-suite facilities
- Impressive kitchen family room with a separate utility room
- Reception room with vaulted ceiling and a log burning stove
- Attractive oak floor with under heating
- South facing mature garden
- Private driveway with space to park multiple vehicles
- Excellent internal condition
- Viewing of this unique home is highly recommended

Nestled in the charming Hangleton Lane of Hove, this detached bungalow, having been improved and extended in recent years is a true gem waiting to be discovered. Boasting a spacious interior with vaulted ceilings, this substantial residence offers a blend of character and modern comfort.

As you step inside, you are greeted by a delightful reception area that sets the tone for the rest of the property. With five generously sized bedrooms, including two with en-suite facilities, there is ample space for a growing family or visiting guests.

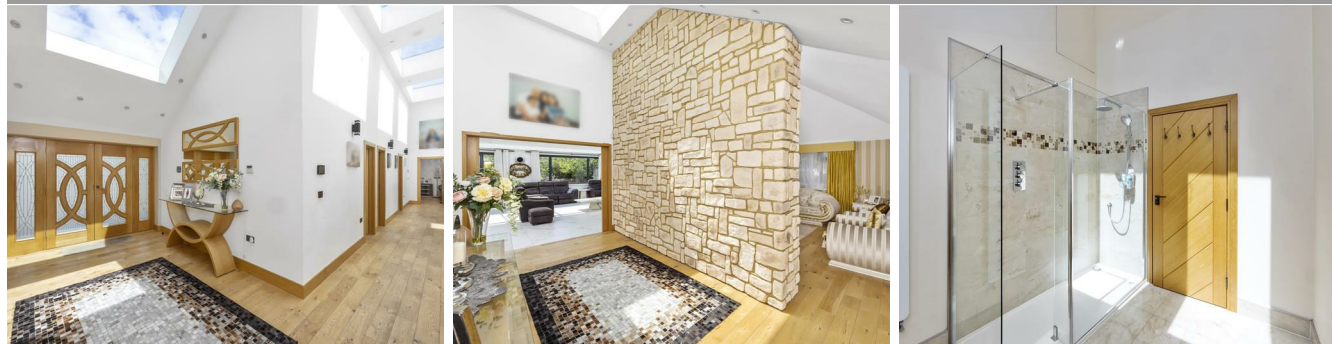
The heart of this home lies in its impressive 34' kitchen family room, perfect for hosting gatherings or simply enjoying day-to-day living. The separate utility room adds convenience to the household chores. There is also a second reception room with it's very own log burning stove for those cosy evenings at home.

We loved the oak floor with under heating which contrasts well with the neutrally presented walls, creating a bright and airy interior.

One of the highlights of this property is the mature south-facing garden, offering a picturesque backdrop for outdoor relaxation. The private driveway provides parking for several vehicles, ensuring both convenience and security for residents and guests alike.

If you are seeking a home that combines elegance, space, and a touch of tranquility, this property on Hangleton Lane is a must-see. Don't miss the opportunity to make this beautiful residence your own and create lasting memories in this inviting abode.

COUNCIL TAX BAND - F



Entrance Hall

Living Room
25'7 x 16

Kitchen
34'1 x 19'4

Bedroom 1
24'3 x 11'9

En-suite bathroom

Bedroom 2
19'8 x 10'2

En-suite bathroom

Bedroom 3
11'9 x 10'9

Bedroom 4
11'9 x 10'2

Bedroom 5
11'9 x 9'6

Shower Room

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.


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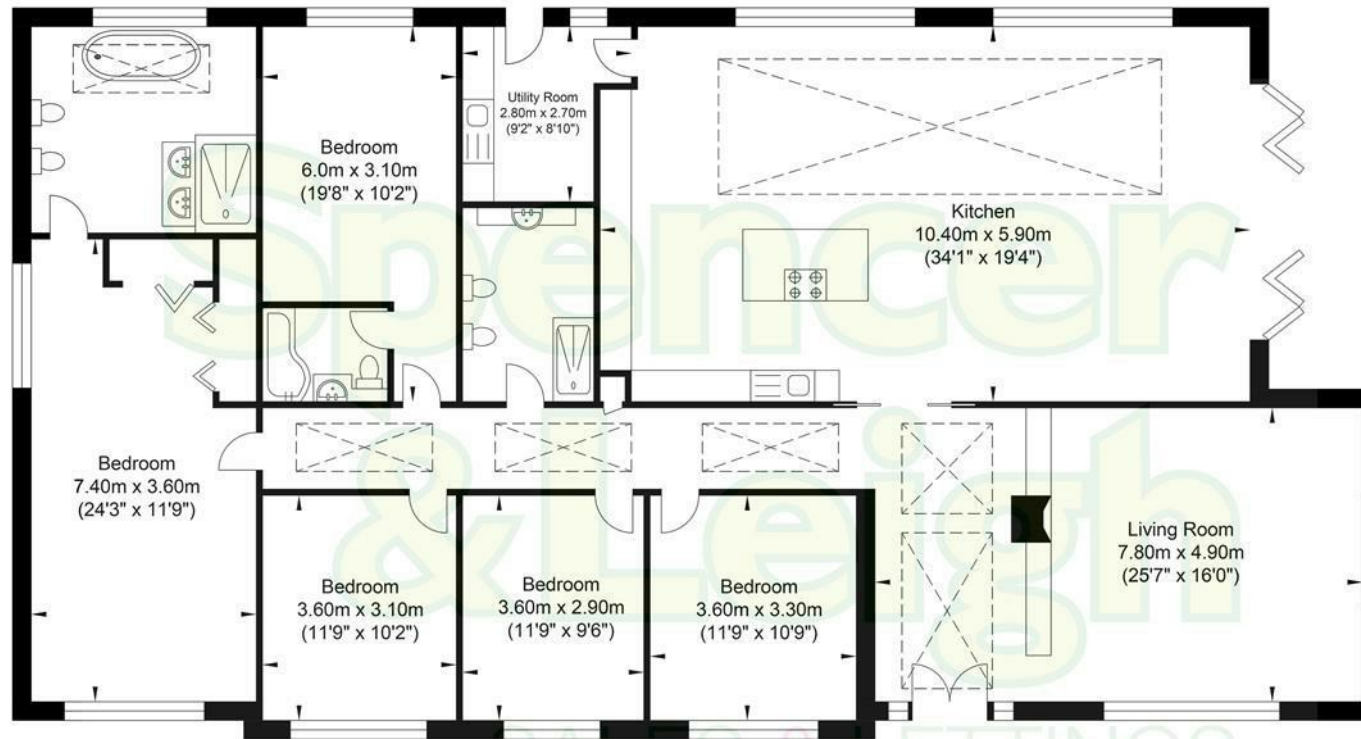
Council:- Brighton & Hove
Council Tax Band:- F

Energy Efficiency Rating

| | Current | Potential |
|---|---|-----------|
| Very energy efficient - lower running costs | | |
| (92 plus) A | | |
| (81-91) B | 84 | 89 |
| (69-80) C | | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| Not energy efficient - higher running costs | | |
| England & Wales | EU Directive 2002/91/EC  | |

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Hangleton Lane



Approximate Floor Area
2388.61 sq ft
(221.91 sq m)

Approximate Gross Internal Area = 221.91 sq m / 2388.61 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.