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85 Hangleton Road Hove BN3 7GH

The Weatherill Property Group are very pleased to present this generously proportioned, well laid out and good sized family home with accommodation arranged over 3 floors with benefits including a garage, a good sized rear garden, located close to Portslade Station within Hove's ever popular Hangleton area.



Offers In The Region Of £650,000 Freehold

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Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

Arranged over 3 floors, the accommodation briefly comprises: 5 BEDROOMS, A STUDY (OPTIONAL BEDROOM 6), 2 BATHROOMS, 2 LARGE RECEPTION ROOMS, A KITCHEN WITH AN ADJACENT UTILITY ROOM AND AN ENTRANCE HALL.

In terms of outside space there is a shared driveway leading to a garage, a front garden and a very good sized rear garden. The house has good room sizes, a great layout, gas central heating and fabulous views from the front windows.

Located close to Portslade Railway Station, local shops, good schools and plenty of green spaces within the popular Hangleton area of Hove.

- IMPRESSIVE 3 STOREY SEMI-DETACHED FAMILY HOME
- 5 BEDROOMS PLUS STUDY/OPTIONAL BEDROOM
- 2 BATHROOMS
- 2 LARGE RECEPTION ROOMS
- KITCHEN AND ADJACENT UTILITY ROOM
- SHARED DRIVEWAY AND GARAGE

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		79
(69-80) C		
(55-68) D	57	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC 	



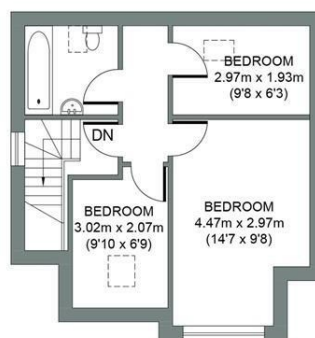
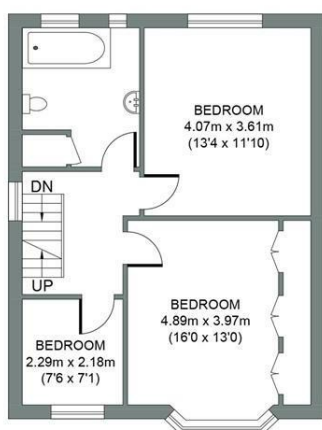
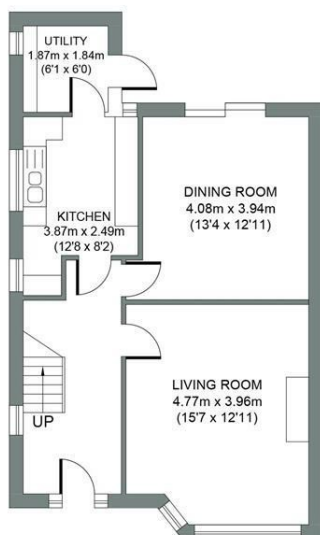
Floor plans

GROUND FLOOR
Approximate Gross Internal Area
56.05 sq m / 603.31 sq ft

FIRST FLOOR
Approximate Gross Internal Area
51.66 sq m / 556.06 sq ft

SECOND FLOOR
Approximate Gross Internal Area
34.22 sq m / 368.4 sq ft

GARAGE
Approximate Gross Internal Area
11.74 sq m / 126.36 sq ft



HANGLETON ROAD

Total Area (Excluding Garage) : 141.93m² = 1527.77ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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