



Hardwick Way, Hove, BN3

£270,000 - £280,000

**ASTON
VAUGHAN**

Sales and Lettings

INTRODUCING

Hardwick Way, BN3

1 Bedrooms | 1 Bathrooms | Own Private Entrance
778 sq ft | Close to Hangleton Park

Redecorated throughout with a fresh and polished finish, this two-bedroom flat is ready to move straight into. It sits on a quiet residential street in Hangleton, on the cusp of the South Downs National Park, surrounded by greenery while remaining well-connected to the City of Brighton & Hove. It is formed from the first floor of a terraced property but has its own front door, adding to the feeling of space and privacy within.

From the moment you enter, it is clear the flat has been completely renovated to a high standard. Soft carpet flows into the principal rooms and the walls are crisp and fresh in white to suit all styles of modern furnishing. The suburban location ensures it is a tranquil home to come back to each day, yet energy efficient double glazing ensures it is warm and peaceful at all times of year.

As a purpose built flat, each room is well-proportioned with ample space in the dual aspect living room for formal dining and relaxed seating to cosy up by the electric fire during the cooler seasons. Likewise, the kitchen also offers social space with room for a small kitchen table if needed. There is a vast amount of storage at both wall and base levels alongside integrated appliances, so you can move straight in with relative ease.

Both bedrooms are double, ideal for smaller families or professionals looking for a lodger or a comfortable space when working from home. They share the same smart yet neutral decoration as the living room, and they don't share a wall, so they are ultimately private for a good night's sleep. The bathroom nearby is classic in white with grey accents, so you can add your own style throughout the flat with accessories, artwork and furnishings.





LOCATION GUIDE

Education:

Primary: Hangleton Primary School, West Blatchington Nursery and Primary School

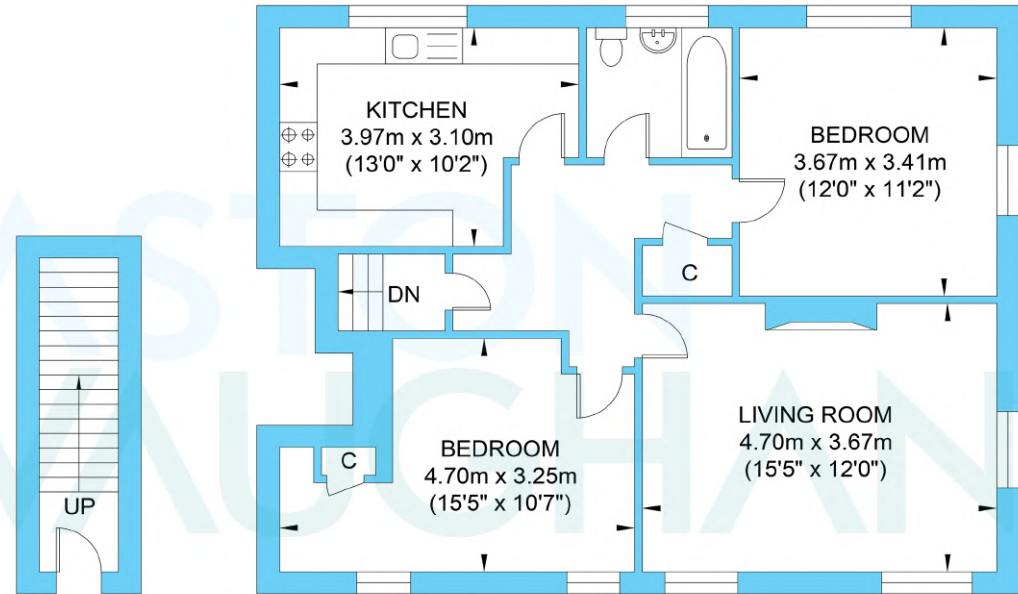
Secondary: Hove Park, Blatchington Mill, Cardinal Newman

Private: Brighton College

This contemporary first floor flat is situated in a popular area with lots of local shops and green spaces nearby. Transport links are excellent with the A23, A27 and Portslade Station a short drive away, and there are regular buses which run throughout the city and beyond. The city centre shopping districts and beach are also within easy reach with Hove Lagoon, Hove's restaurants and bars, and Brighton's North Laine just 25 minutes away on the bus. Hangleton is popular with families as it is close to highly sought-after schools and parks, but it would make a great investment for buy-to-let investors or downsizers too.



Hardwick Way



Ground Floor
Approximate Floor Area
48.76 sq ft
(4.53 sq m)

First Floor
Approximate Floor Area
730.11 sq ft
(67.83 sq m)

Approximate Gross Internal Area = 72.36 sq m / 778.87 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.