



Hangleton Gardens, Hove

Guide Price
£650,000
Freehold

- A BEAUTIFULLY PRESENTED FOUR BEDROOM FAMILY HOME
- PRIVATE DRIVEWAY
- HIGHLY SOUGHT AFTER LOCATION
- WELL PRESENTED, LANDSCAPED REAR GARDEN
- FANTASTIC VIEWS FROM THE FIRST FLOOR
- CLOSE PROXIMITY TO PORTSLADE TRAIN STATION

*** GUIDE PRICE £650,000 - £675,000 ***

Robert Luff & Co are delighted to offer to market this extended four bedroom semi-detached residence situated in the ever popular, rarely available Hangleton Gardens. This family home benefits from being in close proximity to local amenities on Hangleton Road, Portslade Station and highly rated Schools including Hove Park and Blatchington Mill.

The accommodation within the property is arranged over two floors and briefly comprises: kitchen/breakfast room, through lounge/diner, utility room/WC, four bedrooms and a modern fitted family bathroom. Also benefiting from off road parking, a landscaped rear garden and fantastic views towards the downs.

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Accommodation

Entrance Hall

Lounge/Diner 21 x 17'6 (6.40m x 5.33m)

Kitchen/Breakfast Room 26'2 x 8'10 (7.98m x 2.69m)

Utility Room/WC

Bedroom One 17'10 x 8'10 (5.44m x 2.69m)

Bedroom Two 11'11 x 11'8 (3.63m x 3.56m)

Bedroom Three 11'8 x 10'10 (3.56m x 3.30m)

Bedroom Four 8'10 x 8 (2.69m x 2.44m)

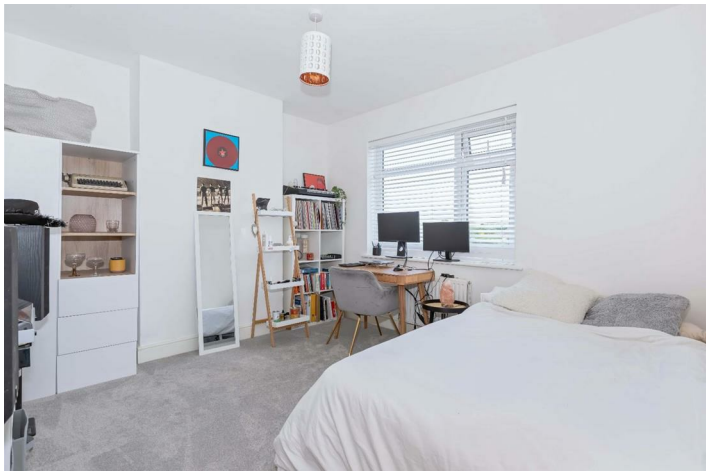
Bathroom

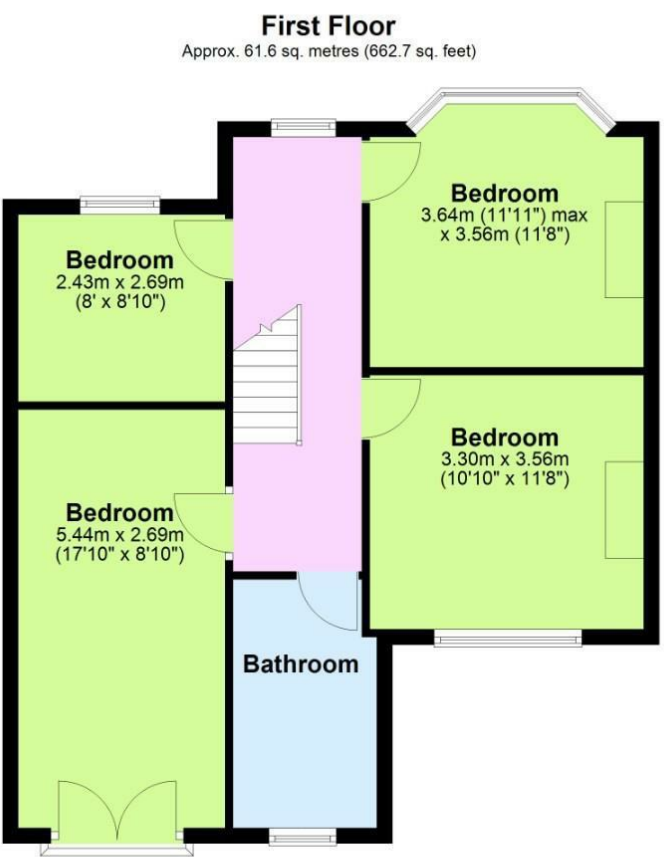
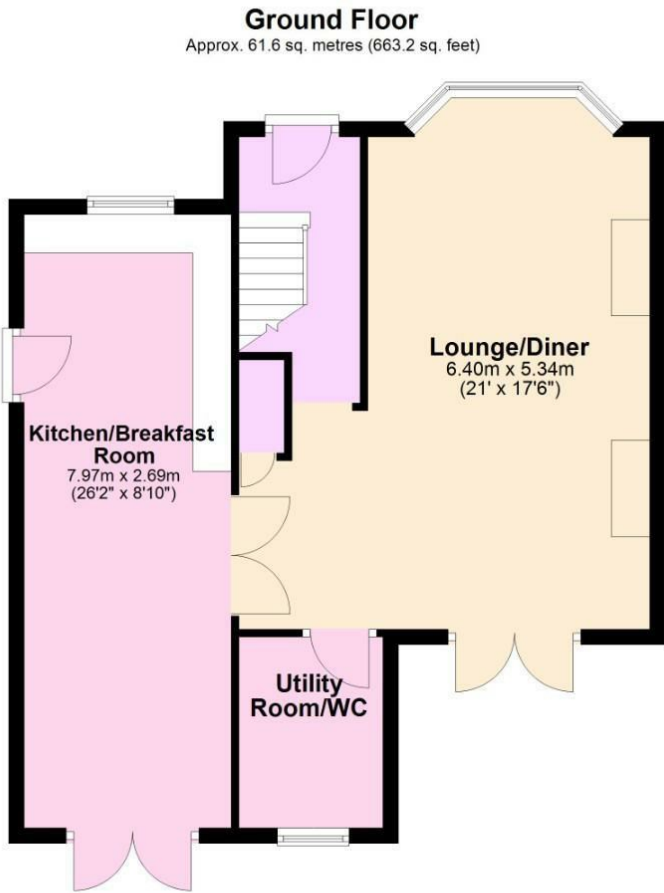
28 Blatchington Road, Hove, East Sussex, BN3 3YN

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Total area: approx. 123.2 sq. metres (1325.9 sq. feet)

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			84
(81-91) B			
(69-80) C			
(55-68) D		73	
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO ₂ emissions			
England & Wales		EU Directive 2002/91/EC	

The information provided about this property does not constitute or form any part of an offer or contract, nor may it be regarded as representations. All interested parties must verify accuracy and your solicitor must verify tenure/lease information, fixtures and fittings and, where the property has been extended/converted, planning/building regulation consents. All dimensions are approximate and quoted for guidance only as are floor plans which are not to scale and their accuracy cannot be confirmed. References to appliances and/or services does not imply that they are necessarily in working order or fit for the purpose.