



## Hangleton Road, Hove

- A WELL PRESENTED FOUR BEDROOM SEMI DETACHED HOME
- OFFICE/WORKSHOP WITH FULL POWER & HEATING
- IDEAL FAMILY HOME
- DRIVEWAY WITH PARKING FOR MULTIPLE CARS
- BEAUTIFULLY PRESENTED REAR GARDEN
- CLOSE TO LOCAL AMENITIES

Guide Price  
£650,000  
Freehold

\*\*\* 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 Hangleton Road. 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 three floors and briefly comprises: kitchen/dining room, separate living area, WC, four bedrooms and a modern fitted family bathroom. Also benefiting from off road parking for multiple cars, an exceptional landscaped rear garden, office/workshop located in the garden with full power & heating and fantastic views towards the downs.

T: 01273 921133 E:  
[www.robertluff.co.uk](http://www.robertluff.co.uk)

**Robert  
Luff & Co**  
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## Accommodation

Entrance Hall

Living Room 15'9 x 12 (4.80m x 3.66m)

Dining Room 13'8 x 10'11 (4.17m x 3.33m)

Kitchen 14'1 x 9'4 (4.29m x 2.84m)

Conservatory 7'9 x 6'7 (2.36m x 2.01m)

Utility Area

Ground Floor WC

Stairs To First Floor

Bedroom Two 15'10 x 12 (4.83m x 3.66m)

Bedroom Three 13'8 x 10'11 (4.17m x 3.33m)

Bedroom Four 9'5 x 9'3 (2.87m x 2.82m)

Bathroom

Stairs To Second Floor

Bedroom One 19 x 12'9 (5.79m x 3.89m)

### AGENTS NOTES

FREEHOLD

COUNCIL TAX: BAND D

EPC: TBC

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

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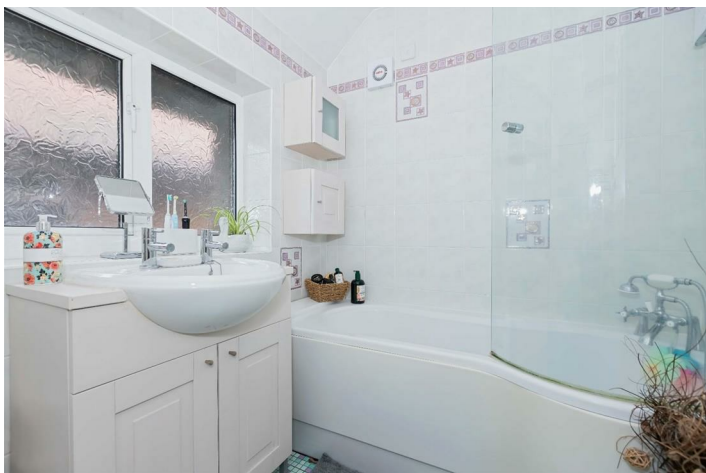
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Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU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

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> 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 <sub>2</sub> 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.