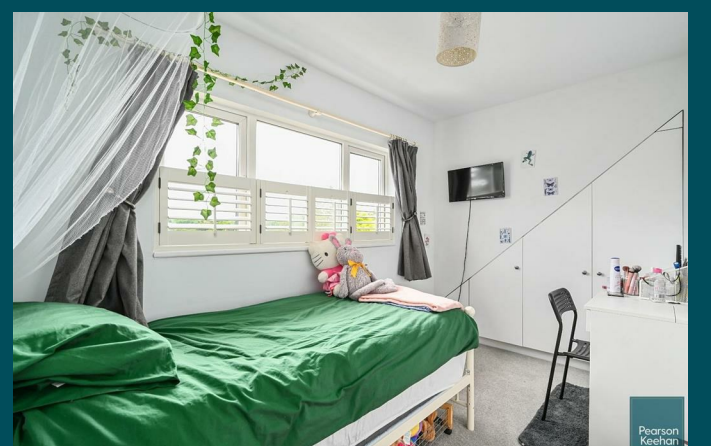
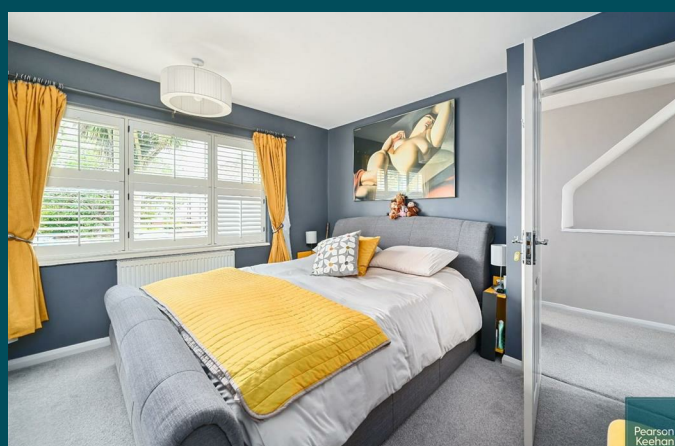
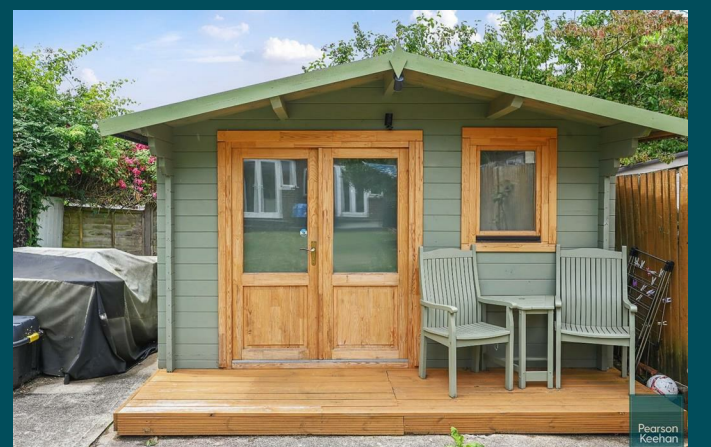
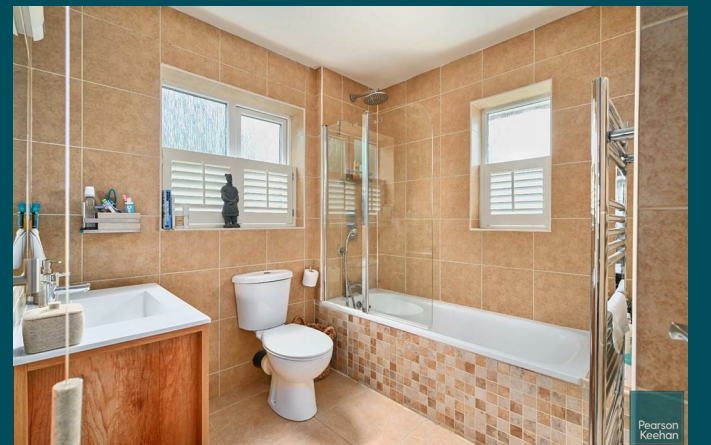




79 Hangleton Way  
Hove, BN3 8AF

Pearson  
Keehan



# 79 Hangleton Way

Hove, BN3 8AF

**£2,250 Per Calendar Month**

A beautifully presented four bedroom semi-detached house spanning over three storeys that offers a generously sized west facing garden, off-street parking and garden room. The property lies in the popular Hangleton area of Hove, close to a host of amenities, transport links and well-regarded local schools.

Upon entering, you have well-appointed and expansive accommodation throughout, and starting on the ground floor, you have a double-length open plan living/dining room, cloakroom and kitchen that leads through to a sun room that allows access to the lovely private garden.

Moving upstairs, off a spacious landing which is currently being used as a study area, there are two large bedrooms and family bathroom. Completing the accommodation on the top floor, there are a further two bedrooms.

Stepping outside, a paved area provides a place for outside dining whilst a large lawned area offers enough space for all the family to roam and enjoy. At the bottom of the garden lies a large home office complete with electric and internet cabling, making the ideal detached working from home office. Also at the bottom of the garden is a large garage, offering a great storage solution.

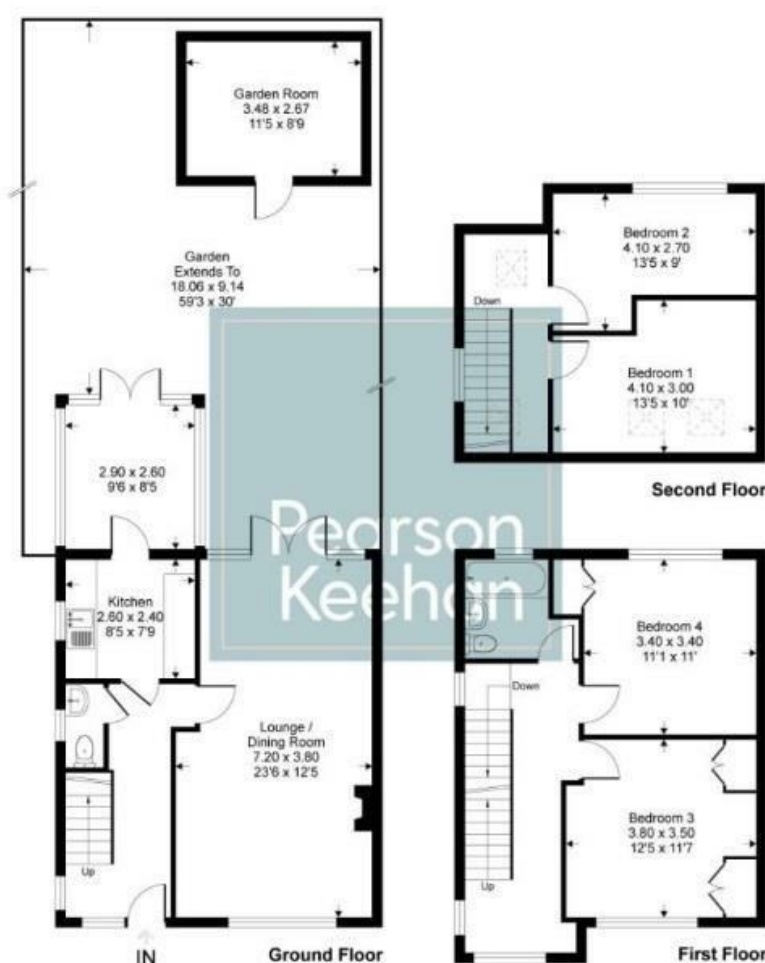
To the front of the house, a driveway provides off-street parking for two vehicles.

Hangleton Way is a highly sought-after address and is just moments from supermarkets, coffee shops and excellent local schools. If you are a commuter, the A27 and A23 are within easy reach, there are lots of bus routes nearby and Portslade Railway Station is approximately 0.7 miles away and provides direct links to London & Gatwick.



## Hangleton Way, BN3

Approximate Gross Internal Area = 119 sq m / 1281 sq ft  
Approximate Outbuilding Internal Area = 9 sq m / 102 sq ft  
Approximate Total Internal Area = 128 sq m / 1383 sq ft



This floor plan is for representation purposes only as defined by the RICS code of Measuring Practice (and IPMS where requested) and should be used as such by any prospective purchaser. Whilst every attempt has been made to ensure the accuracy contained here, the measurement of doors, windows and rooms is approximate and no responsibility is taken for any error, omission or mis-statement. Specifically no guarantee is given on the total area of the property if quoted on the plan. Any figure provided is for guidance only and should not be used for valuation purposes.  
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