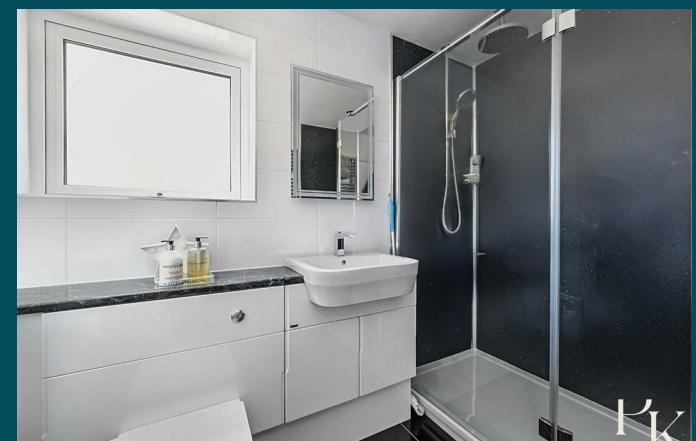




22 Hangleton Manor Close
Hove, BN3 8AJ



22 Hangleton Manor Close

Hove, BN3 8AJ

Guide price £675,000

An immaculately presented three bedroom detached house tucked away in lovely quiet cul-de-sac in the popular Hangleton Valley district of Hove. Situated just moments from the historic Hangleton Manor and Greeleas Park, this family home further benefits from a delightful south-west facing garden, garage and lies within close proximity to local schools and shopping amenities.

Stepping inside this charming home, you are greeted by a welcoming and spacious entrance hallway that provides access to all the ground floor accommodation. There is a dining room to the front, whilst at the rear is an expansive modern kitchen/breakfast room complete with granite work surfaces and integrated appliances. Adjacent to the kitchen is the generously sized living room which offers the perfect space to unwind and take in views of the beautiful garden. Due to the property's aspect and large windows, the house is filled with natural light. Completing the ground floors layout is a handy WC.

Moving upstairs to the first floor, there is a large galleried landing providing access to a contemporary shower room and the three double bedrooms. The two larger bedrooms at the rear both benefit from fitted wardrobes and access to the loft space can be found on this level providing a huge amount of storage.

If desired, there is further scope to extend the house with the adjacent property having carried out a two storey extension to provide further living and bedroom accommodation.

Outside, the garden is a real gem. Bathed in sunlight all day long due to its favoured south-westerly aspect, the garden is mainly surrounded by an original flint wall and mature planting. A patio area provides a lovely spot to sit and socialise, or enjoy some outside dining whilst the large lawned area offers space for kids to roam and play games.

The garage with electric power, is plenty big enough to park a car inside, as the owners do, and there is also plenty of on-street parking.

Hangleton Manor Close is a highly sought-after address and properties in the road rarely come available due to its quiet location, yet close enough to all local amenities.

Its popularity stems from a combination of excellent transport connections, well-regarded schools, and an abundance of open green spaces ideal for families.

For families with young children, there are several respected primary schools nearby, including Hangleton Primary and Goldstone Primary. At the secondary level, Kings School, Hove Park School, and Blatchington Mill are all easily accessible.

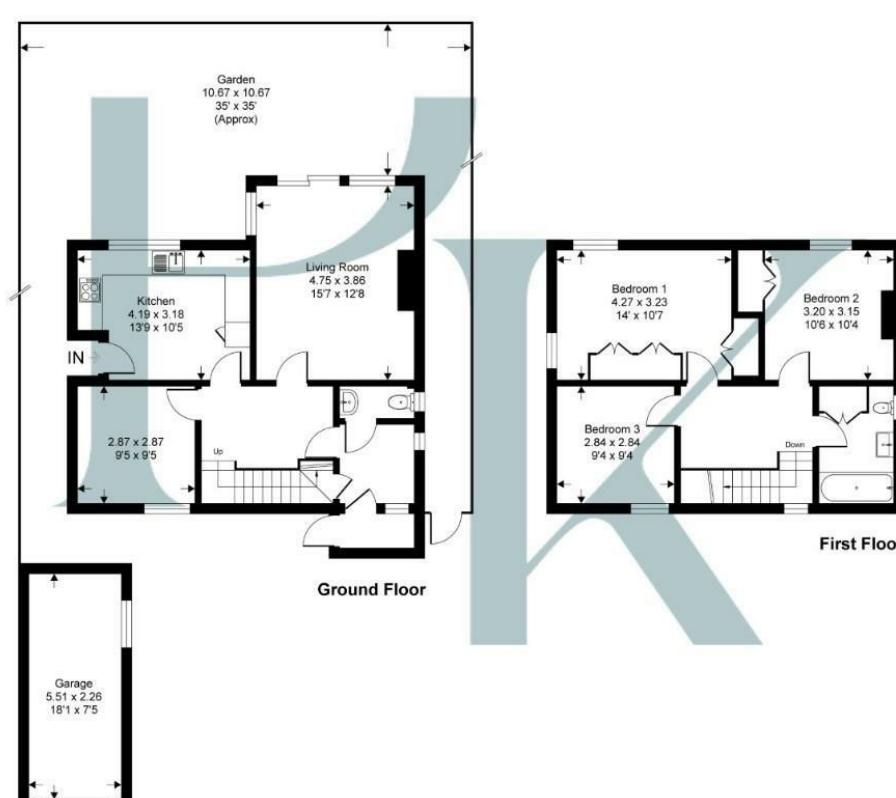
Local amenities are plentiful. Your nearest convenience store is Oscars on the Green, and larger options such as Sainsbury's, Tesco Express, and the Co-op are all close by. For coffee lovers, the area boasts two charming local cafés—Café O and the popular Flour Pot Bakery, and if you wanted to enjoy a evening out, the Hangleton Manor is just around the corner.

Commuters will appreciate the easy access to both the A27 and A23, while Portslade mainline station, within walking distance, offers direct links to London and beyond.



Hangleton Manor Close, BN3

Approximate Gross Internal Area = 109 sq m / 1174 sq ft
Approximate Garage Internal Area = 12.4 sq m / 134 sq ft
Approximate Total Internal Area = 121.4 sq m / 1308 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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Energy Efficiency Rating	
	Current
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	

Environmental Impact (CO ₂) Rating	
	Current
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	

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