



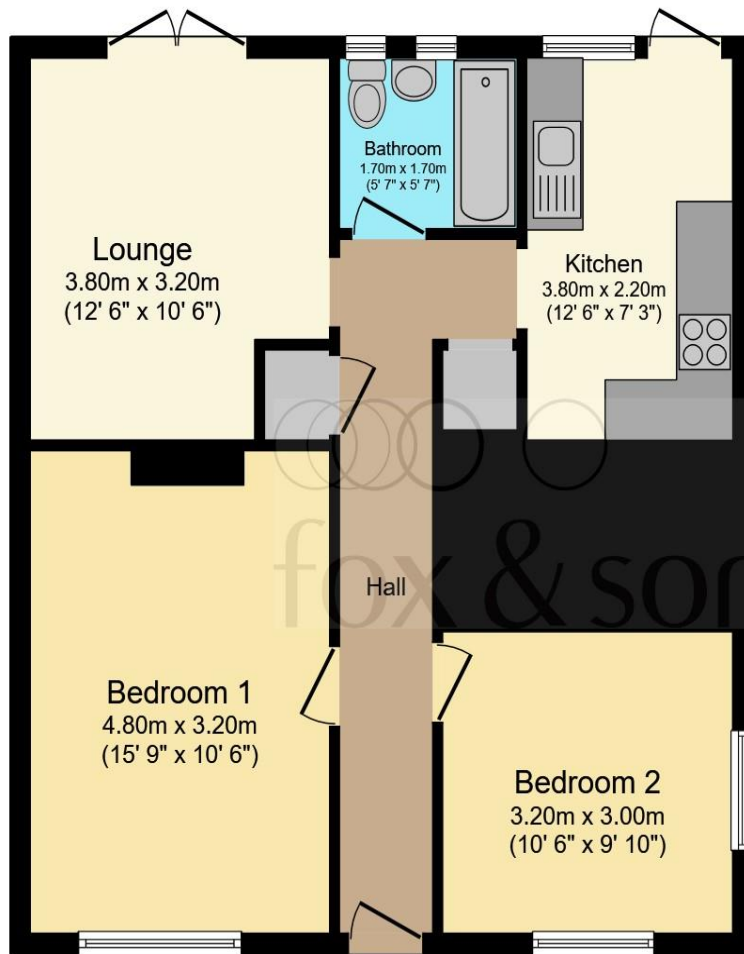
Hangleton Way, Hove BN3 8BN

welcome to

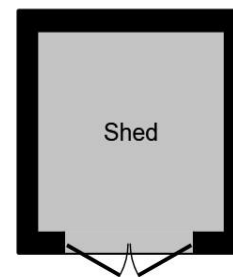
Hangleton Way, Hove

Set in the quiet residential area of Hangleton is this two bedroom ground floor garden flat with direct access to the garden. This flat has been superbly maintained and is an ideal first time purchase or buy to let.





Floor Plan



Outbuilding

Total floor area 69.2 sq.m. (745 sq.ft.) approx

This floorplan is for illustrative purposes only and is not drawn to scale. Measurements, floor-areas, openings and orientations are approximate. They should not be relied upon for any purpose and do not form any part of an agreement. No liability is taken for any error or mis-statement. All parties must rely on their own inspections.

Situated on the popular Hangleton Way this impressive flat has so much to offer and is located ideally with superb local amenities. Within a short walk you not only have great schools but you also have local shops, fish and chips and cafe's.

The flat itself is finished to a high standard throughout and comprises of a large living room with french door onto the garden, a separate kitchen which has been finished to a high standard, two large double bedrooms with plenty of space for storage and a contemporary bathroom.

There is a private entrance to the front and the garden is expansive allowing for it to be enjoyed throughout the year. There are also low running and maintenance costs here too.

welcome to

Hangleton Way, Hove

- GROUND FLOOR FLAT
- LARGE REAR PRIVATE GARDEN
- PRIVATE ENTRANCE
- SUPERBLY PRESENTED THROUGHOUT
- TWO LARGE DOUBLE BEDROOMS

Tenure: Leasehold EPC Rating: E

£280,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/HGL104499

This is a Leasehold property. We are awaiting further details about the Term of the lease. For further information please contact the branch. Please note additional fees could be incurred for items such as Leasehold packs.



Property Ref:
HGL104499 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.


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