



Hangleton Way, Hove, BN3 8AF

welcome to

Hangleton Way, Hove

A substantial six-bedroom family home, providing spacious and versatile accommodation across three floors. Beautifully presented throughout, the property benefits from generous living areas, off-road parking, and a west-facing garden.



Fox & Sons Estate Agents are pleased to present this substantial and well-appointed six-bedroom family residence, offering flexible and spacious accommodation arranged over three floors. Extended and maintained throughout, the property features a selection of versatile reception spaces and a landscaped west-facing garden, ideal for growing families.

The ground floor comprises an entrance hallway, a contemporary cloakroom, an impressive dual-aspect living/dining room with direct access to the rear garden, and a fitted kitchen complete with granite work surfaces, integrated appliances, and modern lighting. An additional reception room provides excellent flexibility and could be utilised as a family room, home office, or ground-floor bedroom.

The first floor offers four well-proportioned bedrooms, including three doubles, together with a modern family bathroom. The top floor accommodates a further two bedrooms, a separate shower room, and useful eaves storage.

Outside, the property benefits from off-road parking and a shared driveway to the front, while the attractive rear garden has been thoughtfully landscaped to include paved seating areas, an artificial lawn, and a garden shed.

Conveniently positioned close to Greenleas Park and Hangleton Valley, the property is also within easy reach of local schools, shops, amenities, and excellent transport connections.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Total floor area 155.0 m² (1,669 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

welcome to

Hangleton Way, Hove

- Driveway
- Side Access
- Popular suburb of Hove
- Fantastic local Schools nearby
- Walking distance to Greenleas

Tenure: Freehold EPC Rating: D
Council Tax Band: D

offers in excess of

£625,000



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Property Ref:
CRH110348 - 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.

Fox & Sons is a trading name of Sequence (UK) Limited which is registered in England and Wales under company number 4268443, Registered Office is Witan Gate House, 500-600 Witan Gate West, Milton Keynes, MK9 1GF. VAT Registration Number is 500 2481 05.

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