

Hangleton Lane, Hove

£550,000

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EST. 1990





Hangleton Lane, Hove, East Sussex, BN3 8AH

Situated on Hangleton Lane in the charming area of Hove, this delightful detached house presents an excellent opportunity for families seeking a bright and airy home. With three bedrooms and a well-appointed bathroom, this property is designed for comfortable living. The generous reception room, enhanced by its dual aspect and patio doors onto the garden, invites an abundance of natural light, creating a warm and welcoming atmosphere. While the through kitchen dining room offers a great space to gather for family dinners. While the property does require some modernisation, it boasts fantastic structural integrity and potential.

As you enter, you are greeted by a lobby that features a convenient downstairs cloakroom and understairs storage, and substantial entrance hall in turn, ensuring practicality for everyday life. The smooth, evenly shaped rooms offer a blank canvas, ripe for personalisation, allowing you to infuse your own style and character into the space.

The beautifully established south-facing rear garden is a true highlight, providing a serene outdoor retreat perfect for family gatherings or quiet moments of reflection. The garden has an original flint wall at the rear and backs on to the grounds of a Tudor manor house.

Additionally, the property includes a garage and a large driveway, accommodating parking for several vehicles, which is a rare find in this area.

With a low maintenance, landscaped front garden and secure gated side access leading to the rear, this home offers both convenience and exciting potential. Furthermore, it is sold with no onward chain, making it an attractive option for those looking to move swiftly. This property is not just a house; it is an ideal blank canvas waiting for you to make it your own. Don’t miss the chance to explore the potential of this lovely family home in Hove.

Location

The property is within the catchment area for Hove Park Secondary school, Blatchington Mill and the highly regarded Hangleton Primary school. St Helen's Park is within walking distance and Sainsburys supermarket is close by, Portslade mainline train station is only 1.1 miles in distance (approximately 10 minutes by bike). The area is served well with regular bus routes and there is a range of football, golf and bowls amenities nearby. Located near Hangleton Lane, is St. Helen's Park, this wonderful space preserves the historic semi-rural setting of St. Helen's Church and the historic Hangleton Manor. It is a spacious open space that closely follows historic field boundaries, perfect for quiet, scenic walks.

Benfield Valley Nature Reserve is just moments away, this beautiful reserve links Brighton and Hove to the South Downs national park, ideal for walkers and children to explore. Benfield Café is situated 0.2 miles in distance in an 18th Century Barn and overlooks the historic South Downs.

Additional Information

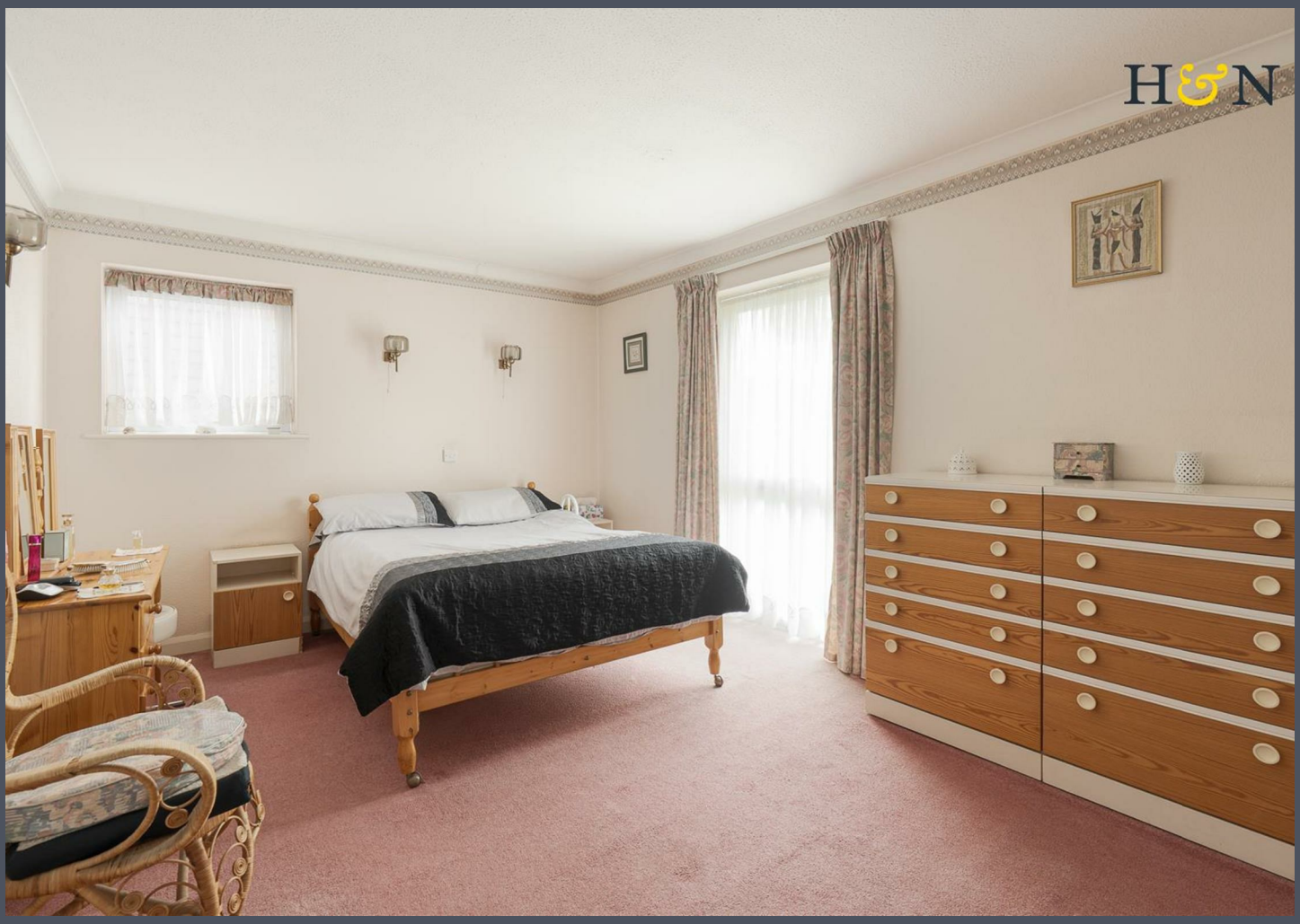
EPC rating: D
Internal measurement (Incl. garage): 1,237 Square feet / 114.9 Square metres
Tenure: Freehold
Council tax band: E
Parking: No street parking restrictions

Anti-Money Laundering (AML) Checks

In accordance with current Anti-Money Laundering regulations, Healy & Newsom Estate Agents are required by law to verify the identity of all prospective purchasers. Upon having an offer accepted, you will be required to undergo identity verification and AML checks via a specialist third party service. A fee of £35 (inclusive of VAT) per purchaser will be payable to cover the cost of these checks, in advance and prior to a sales memorandum being issued. This fee is non-refundable. Further details of the verification process will be provided upon offer

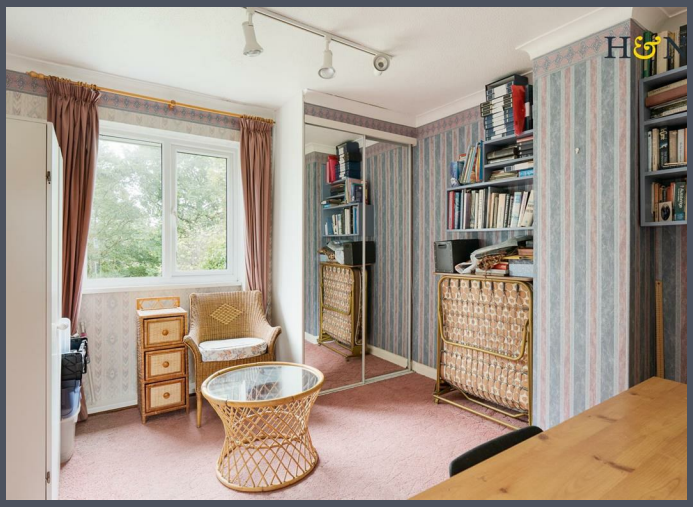






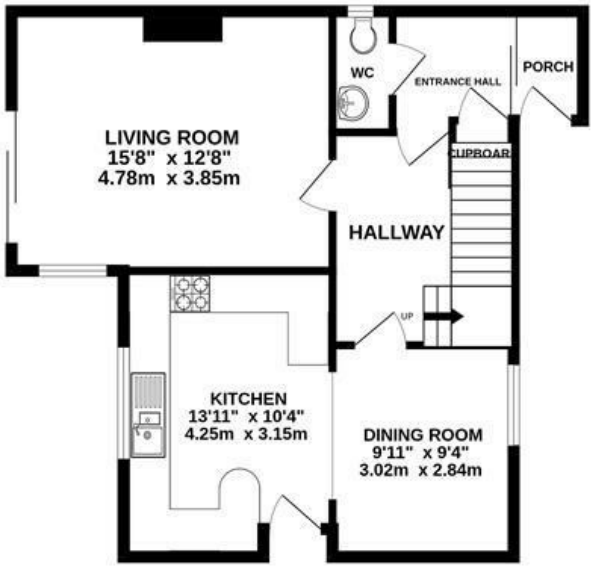


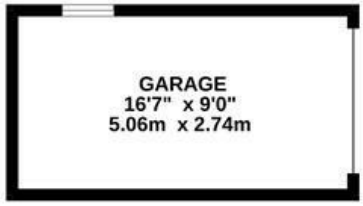




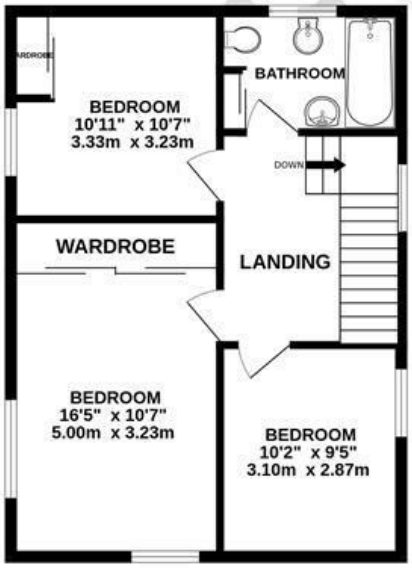


GROUND FLOOR
732 sq.ft. (68.0 sq.m.) approx.





1ST FLOOR
505 sq.ft. (46.9 sq.m.) approx.



INCL. GARAGE

TOTAL FLOOR AREA : 1237 sq.ft. (114.9 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.
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