



Poynings Drive, Hove

East Sussex

Offers in Region of **£525,000**



Poynings Drive, Hove

Located in the peaceful residential area of Hangleton with close access to the South Downs, a spacious THREE BEDROOM SEMI-DETACHED EXTENDED HOUSE with a rear GARDEN, and a PRIVATE DRIVEWAY.

Positioned in a quiet, family-friendly neighbourhood, this appealing semi-detached home combines generously proportioned living space with a thoughtfully arranged interior that invites an abundance of daylight throughout. The ground floor centres around a spacious living room, complete with a wood-burning stove, which flows into the open-plan kitchen and dining area. The contemporary kitchen is fitted with shaker-style cabinetry, integrated appliances, and a useful pantry cupboard for additional storage. From here, the layout continues to a light-filled rear extension with large patio doors opening directly onto the garden, providing the perfect space to enjoy the best of indoor and outdoor living.

Upstairs, there are three double bedrooms, including a principal bedroom with fitted wardrobes, together with a family bathroom featuring a bath with overhead shower. A ladder staircase provides access to a useful loft space, offering excellent scope for further enhancement and expansion, subject to the necessary consents and approvals.

Outside, the enclosed rear garden offers an enjoyable space for relaxing, entertaining, and family life.





A versatile terrace gives way to a lawn and a raised decked seating area with a practical wooden garden storage neatly incorporated into the design. To the front, the property benefits from a private driveway providing off-street parking.

The Local Area

Located in a quiet residential setting with proximity to local amenities and good transport links, the area is known for its local shopping parades, cafes, and bus services. It's also conveniently located for easy access to the South Downs and Devil's Dyke Trail, with the seafront and Hove Lagoon also nearby. Hove and Portslade mainline train stations are both located within a 10-minute drive, providing convenient transport links to Hove, Brighton, Gatwick Airport and London. Regular bus services run into the centre of Brighton and Hove and offer easy access to the nearby Waitrose, Sainsbury's superstore and Holmbush Centre with Next, Marks & Spencer and Tesco superstores. Victoria Recreation Ground provides plenty of green open space and the nearby A270 means that it is easy to enjoy all that Brighton and Hove has to offer. Local schools include Hove Park School, Blatchington Mill School, Goldstone Primary School, Benfield Primary School, and Hove Junior School.

Further Information

The property is not currently situated in a controlled Parking Zone, and the property is in Council Tax band C, which was charged at £2,292.84 for 2026/27. The EPC rating is TBC.

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker website

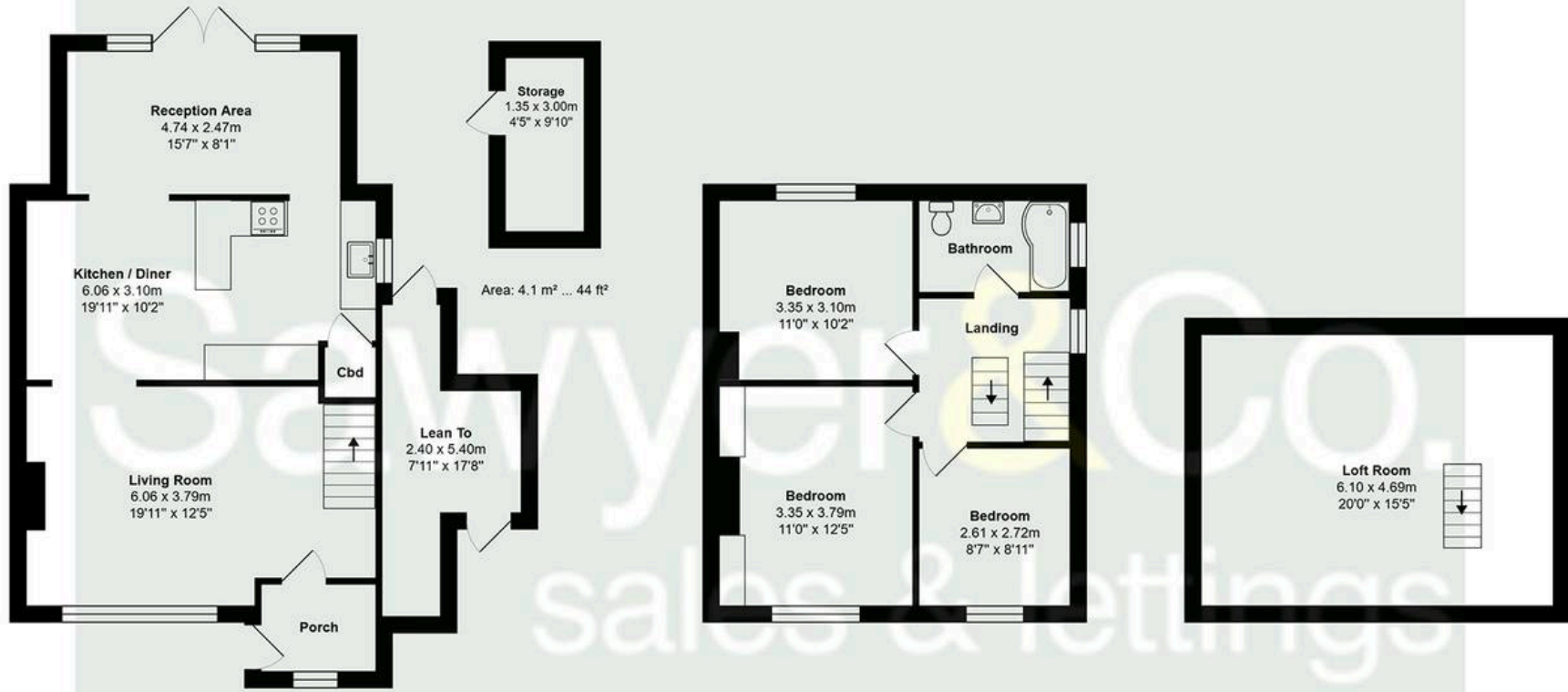
Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.









Total Area: 141.4 m² ... 1522 ft² (Including Storage)

Total Floor Area: 137.3 m²... 1478 ft² (Excluding Storage)

All measurements are approximate and for display purposes only.



Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.