Flat 3, 216 Hangleton Road, Hove, BN3 7LP
Spencer
&Leigh

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Offers In Excess Of £170,000 - Leasehold - Share of Freehold

- Top Floor One Bedroom Apartment
- Beautiful distant views
- No Onward Chain
- New Lease & Share in the Freehold
- Contemporary interior design
- En-suite shower room
- Lounge with high spec open plan kitchen
- Plenty of additional storage
- Popular location
- Exclusive to Spencer & Leigh

This property, benefiting from a new lease and offering beautiful distant views towards the sea, occupies the entire top floor and is sold with no onward chain. It should definitely be on your viewing list.

You enter the flat via an integral staircase that leads to a spacious landing area, providing extra storage. From the landing, you access the open-plan lounge, which features a high-specification kitchen with integrated appliances. The generously sized double bedroom has direct access to the shower room, which can also be accessed from the landing. Additional storage space is conveniently located in the eaves. The bright and airy interior showcases white walls and grey carpets, creating a contemporary feel.

Other noteworthy features include a share in the freehold, and local shops, along with the Grenadier pub, are within easy walking distance. There are also good transport links to and from the city centre.

Early viewing is highly recommended through the seller's chosen agent, Spencer & Leigh.

NB: Please note that some images have been artificially staged.

Hangleton Road is ideally situated nearby local shopping facilities, travel networks and what are considered to be good local schools catering for all age groups. The South Downs & Hove seafront are a short car or bus journey away along with Hove with its popular shops, restaurants and bars.

Entrance Hall

Open Plan Kitchen & Living Room
12'2 x 10'10

Bedroom
14'2 x 12'

Shower Room
9'8 x 4'4

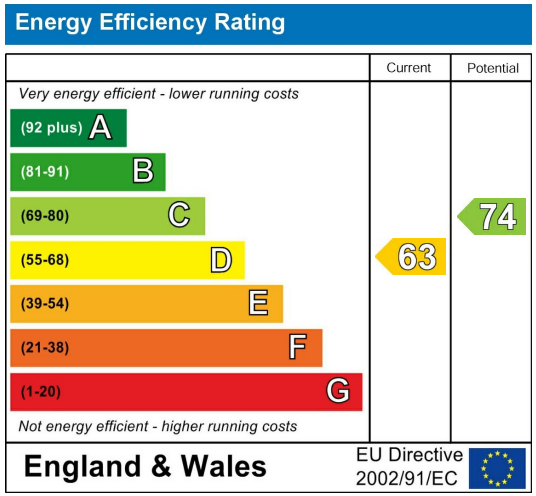
Property Information
124 years remaining on lease
Service Charge - £1,070.00 p/a
No Ground Rent
Council Tax Band A: £1,719.63 2026/2027
Utilities: Mains Gas and Electric. Mains water and sewerage
Parking: Un-restricted on street parking
Broadband: Standard 5 Mbps, Superfast 80 Mbps & Ultrafast 1800 Mbps available (OFCOM checker)
Mobile: Good coverage (OFCOM checker)

Every care has been taken in preparing our sales particulars and they are usually verified by the vendor, We do not guarantee appliances, electrical fittings, plumbing, etc; you must satisfy yourself that they operate correctly. Room sizes are approximate. Please do not use them to buy carpets or furniture. We cannot verify the tenure as we do not have access to the legal title. We cannot guarantee boundaries or rights of way. You must take the advice of your legal representative.

t: 01273 565566

w: www.spencerandleigh.co.uk

Council:- BHCC
Council Tax Band:- A



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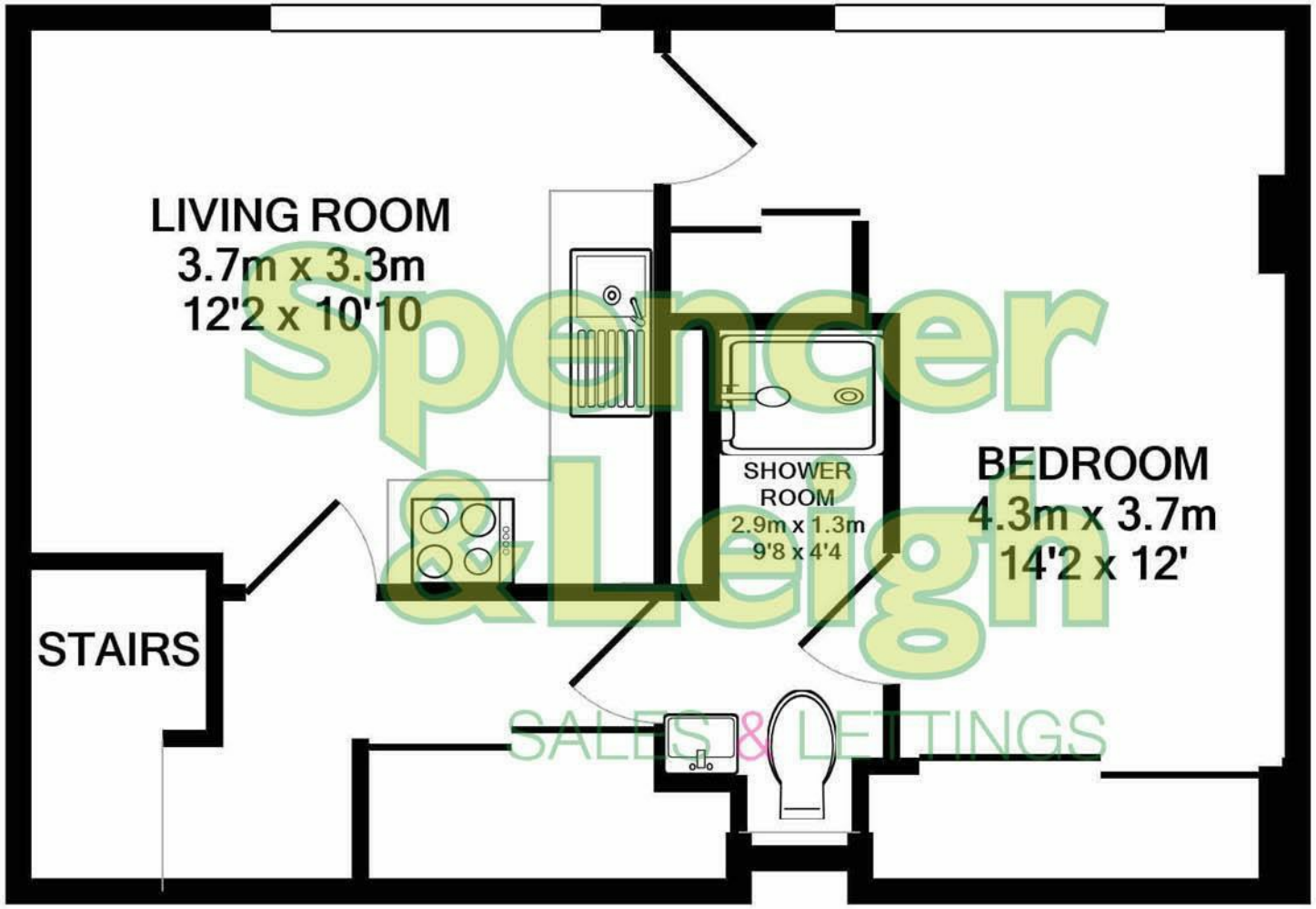

TOTAL APPROX. FLOOR AREA 36.5 SQ.M. (393 SQ.FT.)

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108 Old London Road, Patcham, Brighton, BN1 8YA t: 01273 565566 w: www.spencerandleigh.co.uk