

2 Queens Parade, Hove BN3 8JG | 01273 322766  
sales@wpgsussex.co.uk | www.wpgsussex.co.uk

Company Registration No: 11397540



## 343 Hangleton Road Hove BN3 7LQ

Weatherills are delighted to present this spacious and extended three storey semi-detached family home. The property boasts a south-facing rear garden, a garage, and a versatile ground floor layout, offering excellent flexibility for modern family living. From the upper two floors, you can enjoy attractive sea views, while the home is also conveniently located close to a range of highly regarded local schools.



**Price Guide £600,000 Freehold**

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## Viewing

Call us on 01273 322766 or  
email us: sales@wpgsussex.co.uk

## Agents Notes

Arranged over three floors, the accommodation briefly comprises: four bedrooms, two bathrooms, and a ground floor cloakroom/WC ensuring a WC on every level. The ground floor further offers an entrance porch, a welcoming reception hallway, a breakfast room/study area, a well appointed kitchen, a spacious through lounge, and a separate dining room.

Externally, the home benefits from a front garden, a delightful south facing rear garden, and a shared driveway leading to a garage.

The property is presented in excellent order throughout, with generous room sizes and a highly versatile layout. Occupying an elevated position, it enjoys wonderful views. Ideally situated within the ever popular Hangleton area, the home is close to a wealth of amenities, transport links, highly regarded schools, open green spaces, and a local shopping parade featuring the renowned Flour Pot Bakery.

- REDUCED AS VENDOR KEEN TO SELL
- 4 BEDROOMS & 2 BATHROOMS
- GROUND FLOOR CLOAKROOM/WC ENSURING A WC ON EVERY LEVEL
- LARGE THROUGH LOUNGE WITH ADJACENT DINING ROOM
- BREAKFAST ROOM/STUDY AREA WHICH LEADS TO THE KITCHEN

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>		
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



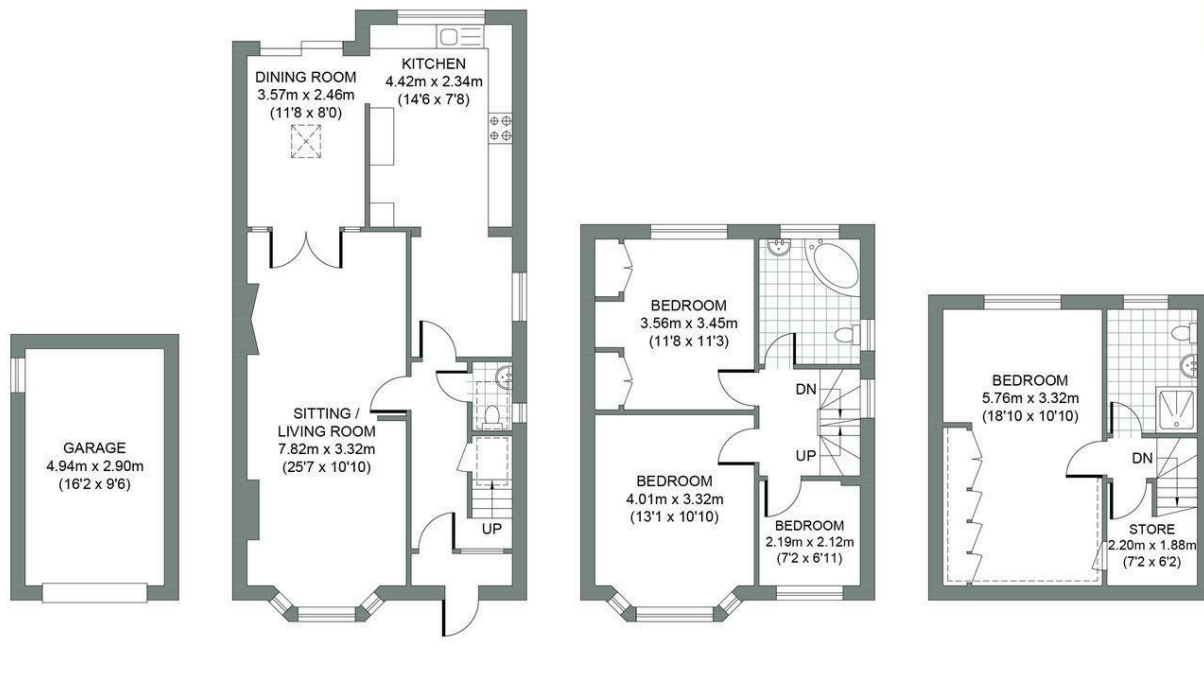
## Floor plans

**GARAGE**  
Approximate Gross Internal Area  
14.33 sq m / 154.24 sq ft

**GROUND FLOOR**  
Approximate Gross Internal Area  
63.80 sq m / 686.73 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
40.93 sq m / 440.56 sq ft

**SECOND FLOOR**  
Approximate Gross Internal Area  
30.53 sq m / 328.62 sq ft



HANGLETON ROAD

Total Area (Including Garage) : 149.59m<sup>2</sup> = 1610.15ft<sup>2</sup>

Illustration for identification purposes only, measurements are approximate, not to scale.  
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