



Jack Taggart & Co

RESIDENTIAL SALES AND LETTINGS

£550,000

Hangleton Road

Hove, BN3 7GG

## PROPERTY SUMMARY

\*\*\*Guide price £550,000 - £575,000\*\*\* Beautifully Presented and Spacious Three-Bedroom Semi-Detached Home in a Prime Hove Location

Welcome to this charming and generously proportioned three-bedroom semi-detached home, located on the ever-popular Hangleton Road in Hove. Offering the perfect blend of comfortable family living, convenience, and potential, this property is just a short walk from Portslade Mainline Station, providing direct access to London Victoria. Ideal for commuters, growing families, or those looking to invest in a property with room to expand (STPP), this home boasts a wealth of features, both inside and out.

As you approach the home, you're greeted by a neat frontage with off-road parking and side access to the rear garden. A small flight of steps leads to the entrance porch-an ideal place to remove shoes and coats before stepping inside.

Upon entering, you're welcomed by a spacious and naturally bright hallway that sets the tone for the rest of the home. To the right, you'll find the expansive lounge and dining area that stretches the full depth of the house. A large west-facing bay window at the front allows sunlight to pour in throughout the afternoon and evening, creating a warm and inviting atmosphere. At the rear, double doors open directly onto the garden, making this space perfect for entertaining or relaxing in the summer months.

Adjacent to the dining area is the separate kitchen, which offers excellent storage with a combination of wall and base units. A south-facing window provides a lovely outlook over the garden and fills the room with light throughout the day. The kitchen also leads to a useful pantry

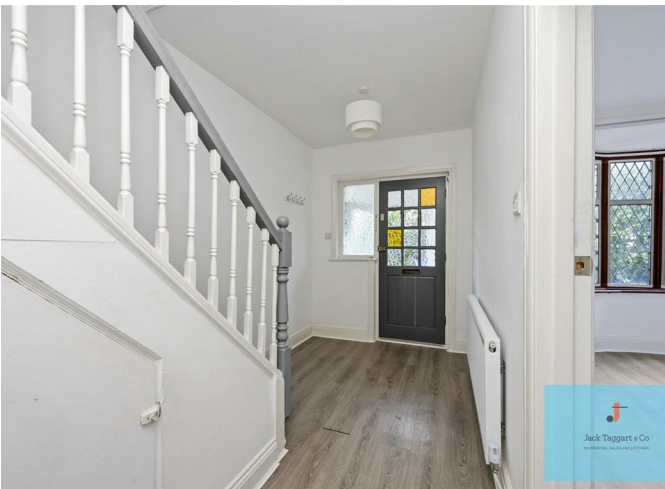
3



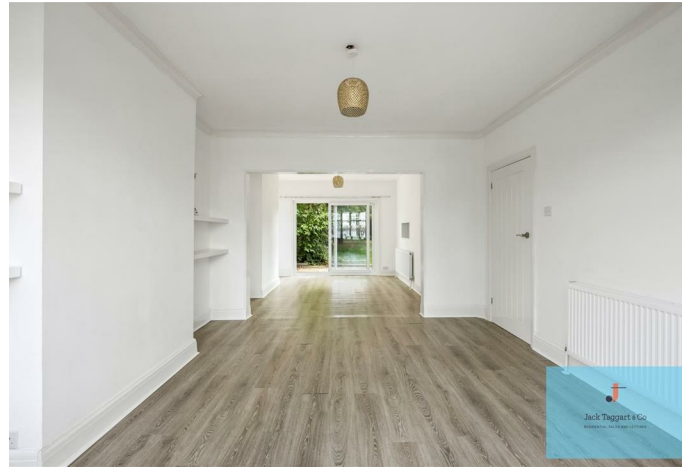
1



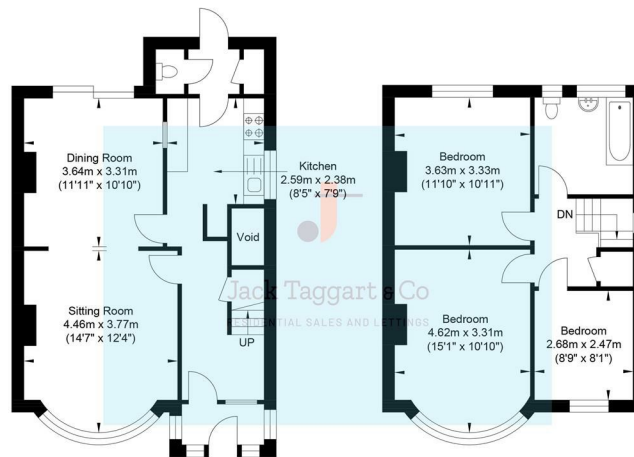
1







## Hangleton Road



Ground Floor  
Approximate Floor Area  
544.86 sq ft  
(50.62 sq m)

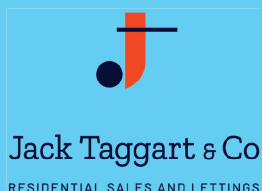
First Floor  
Approximate Floor Area  
484.69 sq ft  
(45.03 sq m)

Approximate Gross Internal Area = 95.65 sq m / 1029.55 sq ft  
Illustration for identification purposes only, measurements are approximate, not to scale.

3  
1  
1

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	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements



**OFFICE ADDRESS**  
55 Queen Victoria  
Avenue  
BN3 6XA

**OFFICE DETAILS**  
01273 974929  
sales@jacktaggart.co.uk