

Flat 2, 216 Hangleton Road, Hove, BN3 7LP

Spencer  
& Leigh



Flat 2, 216 Hangleton Road,  
Hove, BN3 7LP

Guide Price £225,000 - £250,000 Leasehold  
- Share of Freehold

- Two Double Bedrooms
- Share in the Freehold
- New Lease to be granted on Completion
- Located on the prime first floor position
- High specification kitchen with appliances
- Shower suite
- Contemporary design
- Pleasant outlook
- Early Viewing recommended
- Exclusive to Spencer & Leigh

\*GUIDE PRICE: £225,000 - £250,000\*

This beautifully refurbished two-bedroom first-floor flat is an ideal purchase for first-time buyers. It is offered for sale with no onward chain and comes with an extended lease. This property is not to be missed!

Upon entering, you are welcomed by a hallway that leads to a lounge with a south-easterly aspect and an open-plan, high-specification kitchen featuring integrated appliances. The flat includes two good-sized bedrooms, with the main bedroom boasting built-in storage and a pleasant view over Hangleton and Hove to the south. Additionally, there is a modern shower suite.

The white walls and grey carpets create a bright and airy living environment, making it easy to move straight in. An added bonus is that the property is being sold with a share in the freehold.

We highly recommend early viewing to fully appreciate all the spacious apartment has to offer in the heart of Hangleton!



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  
16'8 x 11'11

Bedroom 1  
13'11 x 12'3

Bedroom 2  
11'11 x 8'6

Shower room  
5'5 x 5'3

#### Property Information

125 years remaining on lease

Service Charge - £1,520.00 p/a

No Ground Rent

Council Tax Band B: £2,006.23 2026/2027

Utilities: Mains Gas and Electric. Mains water and sewerage

Parking: Un-restricted on street parking

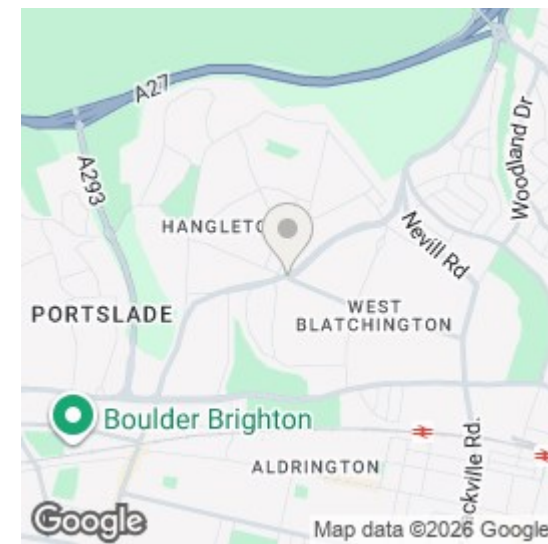
Broadband: Standard 5 Mbps, Superfast 80 Mbps & Ultrafast  
1800 Mbps available (OFCOM checker)

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](http://www.spencerandleigh.co.uk)

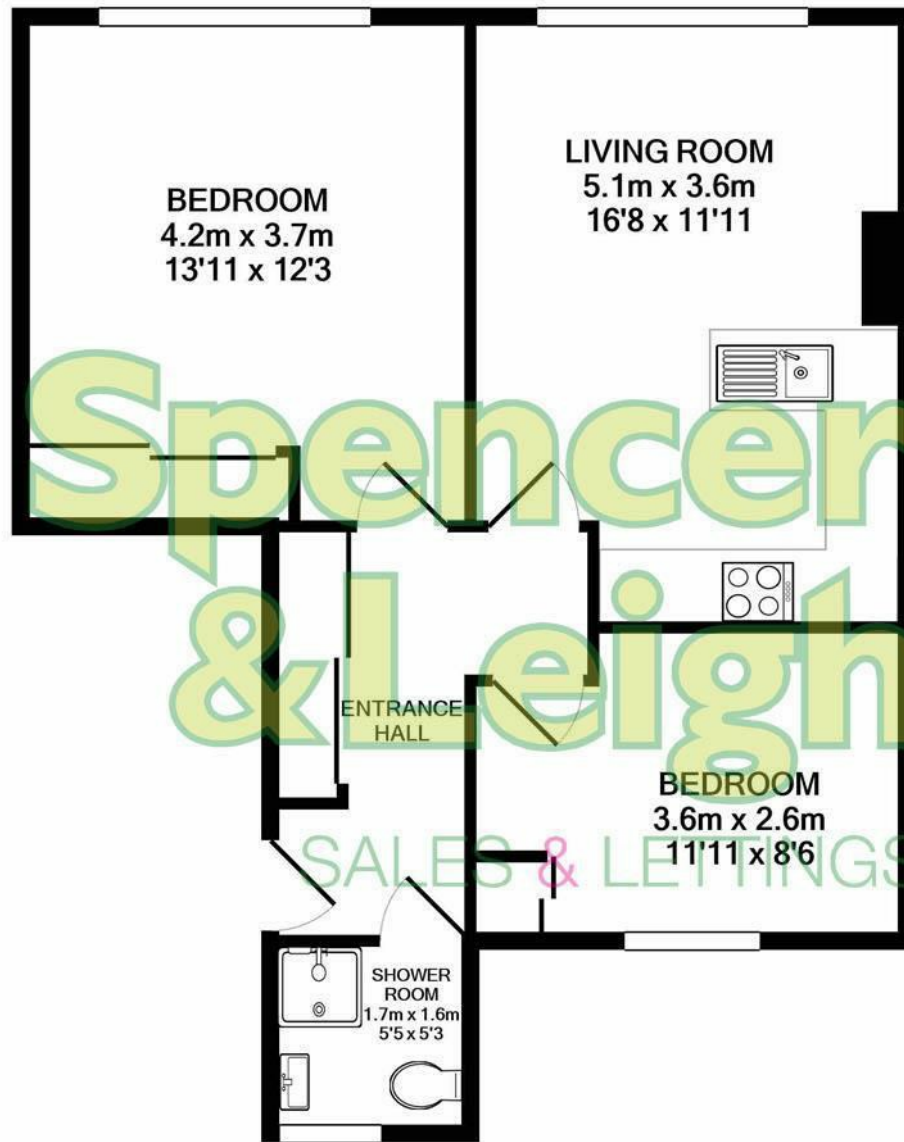


Council:- BHCC  
Council Tax Band:- B

#### 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	

# Spencer & Leigh



TOTAL APPROX. FLOOR AREA 51.6 SQ.M. (555 SQ.FT.)  
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