



355, Hangleton Road, Hove, BN3 7LQ

Spencer
& Leigh

355, Hangleton Road,
Hove, BN3 7LQ

£2,350 PCM -

- Detached family home
- Three good size bedrooms
- Spacious lounge & separate dining room
- Fitted kitchen with plenty of storage
- South facing rear garden
- Private off road parking
- Balcony with distant views
- Neutral decorative theme
- Available mid May, unfurnished
- Viewing recommended

An attractive and well presented detached home offered to let with three good size bedrooms, a south facing rear garden and private off road parking. The spacious reception rooms feature a bay fronted lounge opening through to a dining room and in turn a useful conservatory. There is a modern fitted kitchen and a cloak room which make up the ground floor accommodation. All three of the bedrooms along with the family bathroom are situated on the first floor. Unusually, there is a private balcony off of the master bedroom which has a pleasant outlook of the rear garden and distant views. A private driveway provides convenient off road parking. Available from mid May, the accommodation is offered unfurnished. A selection of local shops can be found nearby in Hangleton Road itself. Hove Park with its open green spaces is approximately half a mile away. Viewing is highly recommended.
COUNCIL TAX - BAND D.



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

Lounge
14'8 x 12'4

Kitchen
11'6 x 8'

Dining Room
13' x 11'

Conservatory

Cloak Room

Stairs rising to first floor

Landing

Bedroom 1
14'8 x 12'4

Bedroom 2
13'1 x 11'

Balcony

Bedroom 3
12'8 x 8'

Bathroom
7'4 x 6'8

Rear Garden

Property Information

Council Tax Band D: £2,579.44 2026/2027

Utilities: Mains Gas, Mains Electric, Mains water and sewerage

Parking: Private off street parking

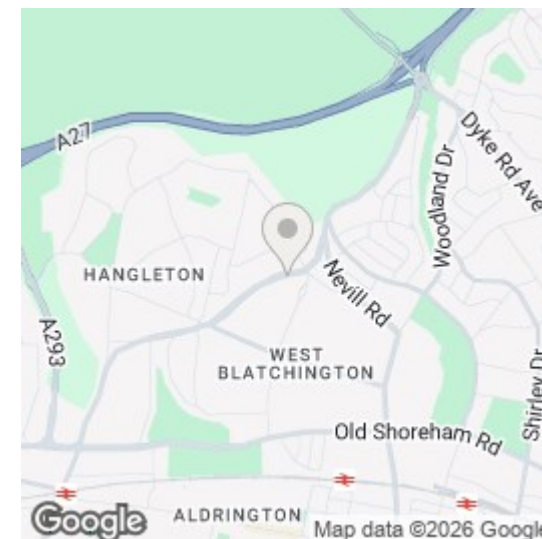
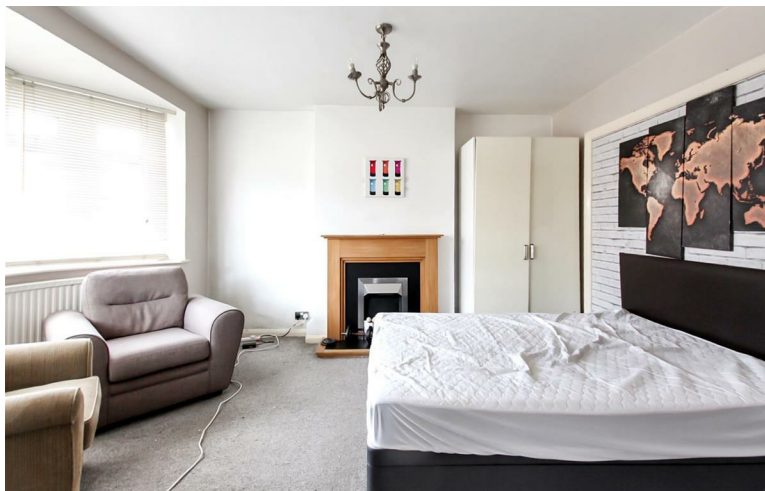
Broadband: Standard 2 Mbps, Superfast 42 Mbps and Ultrafast 1000 Mbps

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

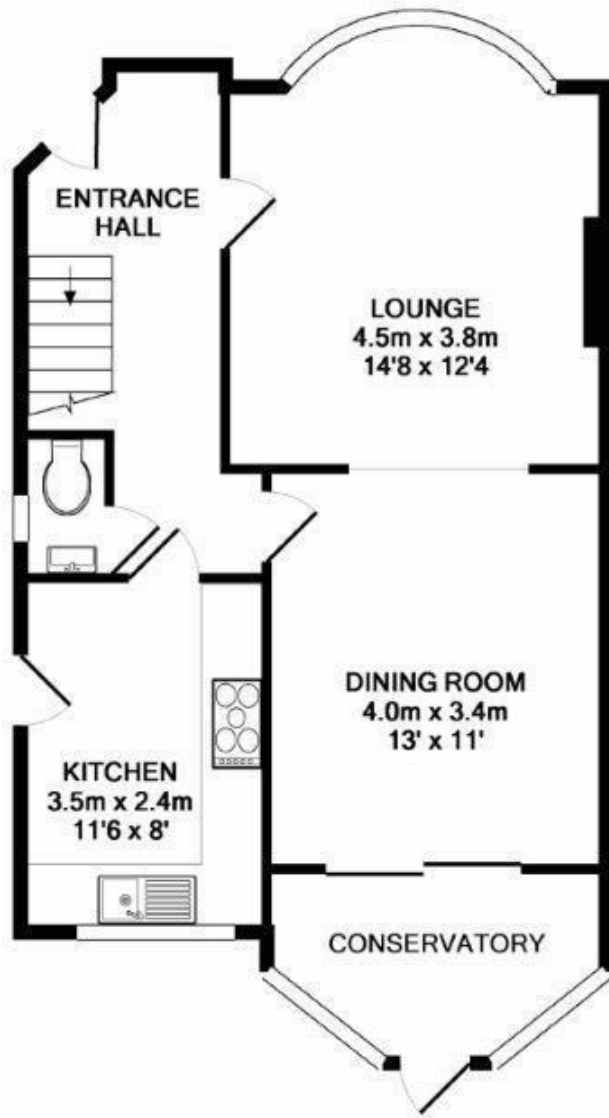


Council:- Brighton & Hove
Council Tax Band:- D

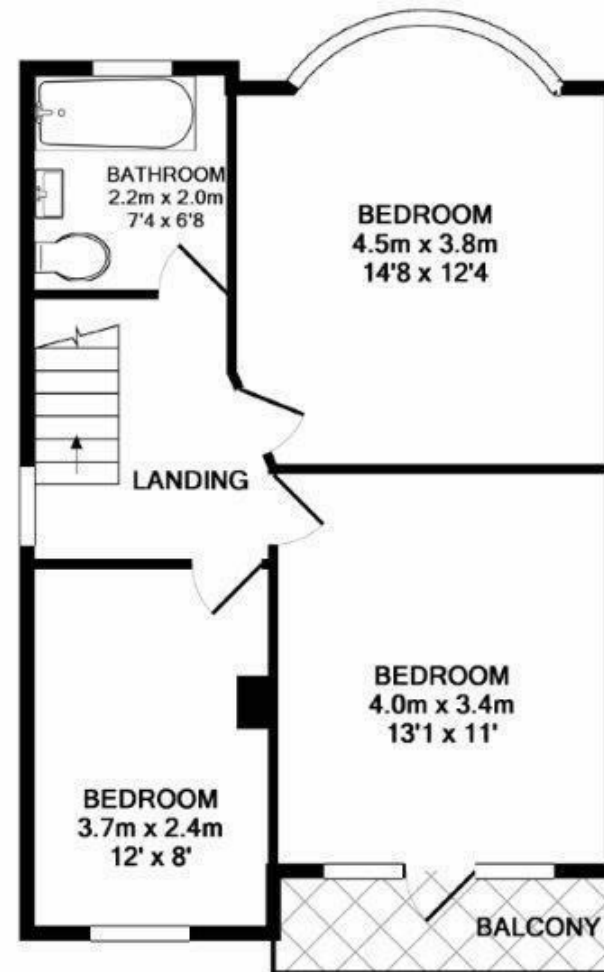
Energy Efficiency Rating

| | Current | Potential |
|--|----------------------------|-----------|
| <i>Very energy efficient - lower running costs</i> | | |
| (92 plus) A | | |
| (81-91) B | | 82 |
| (69-80) C | 70 | |
| (55-68) D | | |
| (39-54) E | | |
| (21-38) F | | |
| (1-20) G | | |
| <i>Not energy efficient - higher running costs</i> | | |
| England & Wales | EU Directive 2002/91/EC | |





GROUND FLOOR
APPROX. FLOOR
AREA 52.7 SQ.M.
(567 SQ.FT.)



1ST FLOOR
APPROX. FLOOR
AREA 48.0 SQ.M.
(516 SQ.FT.)

TOTAL APPROX. FLOOR AREA 100.7 SQ.M. (1084 SQ.FT.)

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