



207 Hangleton Road

Hove BN3 7LS

Guide Price £550,000-£575,000

- FOUR BEDROOMS
- ENSUITE SHOWER ROOM
- FAMILY BATHROOM
- CLOAKROOM
- KITCHEN/BREAKFAST ROOM
- LIVING/DINING ROOM
- CONSERVATORY
- GARAGE

This impressive semi-detached family residence offers a rare combination of immediate comfort and significant future potential, with spacious accommodation thoughtfully arranged over two floors. The ground floor is defined by a sense of light and flow, featuring a bright kitchen and breakfast room that serves as the heart of the home. This leads into an expansive through living and dining room, creating a versatile environment for both quiet family evenings and entertaining. To the rear, a sun-drenched conservatory acts as a seamless bridge between the interior and the outdoors, opening directly onto the south facing rear garden which remains a particular crowning feature of the property.

Upstairs, the home continues to impress with four genuine double bedrooms, a rare find that ensures ample space for every member of the household. The principal bedroom benefits from its own en-suite shower room, while the remaining bedrooms are served by a well-proportioned family bathroom. Throughout the house, there is a clear opportunity for the new owners to put their own stamp on the decor or explore further extension possibilities, subject to the necessary planning consents.

The exterior is equally practical, providing off-street parking for two vehicles on the front driveway. Perfectly situated for modern family life, the property is located within a few minutes' walk of the vibrant shops and amenities at the Grenadier. Commuters will find the location especially convenient, with both Portslade and Hove mainline stations within easy reach and swift access to the A27, making this an ideal base for those working across the South Coast or traveling into London.

ENTRANCE HALL Fitted cupboard, radiator.

CLOAKROOM Low level w.c.

KITCHEN/BREAKFAST ROOM Incorporating double sink with mixer tap, granite worksurface with cupboards and drawers under, eye level wall cupboards, five ring gas hob with extractor over, double oven, space for fridge/freezer, tiled floor, fitted seating and table, sliding UPVC double glazed window.

LIVING/DINING ROOM Gas fire, radiator.

CONSERVATORY Tiled floor, radiator, UPVC double glazed windows and French doors to garden.

BEDROOM 3 Double glazed bay window, radiator.

ENSUITE SHOWER ROOM Comprising walk in shower, sink with cupboard under, two UPVC double glazed windows low level w.c., part tiled walls.

FIRST FLOOR

LANDING Hatch to loft space.

BEDROOM 1 Double glazed bay window, range of fitted wardrobes, radiator.

BEDROOM 2 UPVC double glazed window, radiator.

BEDROOM 4 UPVC double glazed window, radiator, cupboard.

OUTSIDE

OFF STREET PARKING FOR TWO VEHICLES

GARAGE

SOUTH FACING GARDEN Laid to lawn with patio area, gate offering side access.

Council Tax Band E (taken from the government website, www.brighton-hove.gov.uk/council-tax).

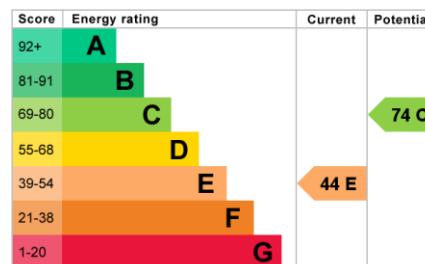
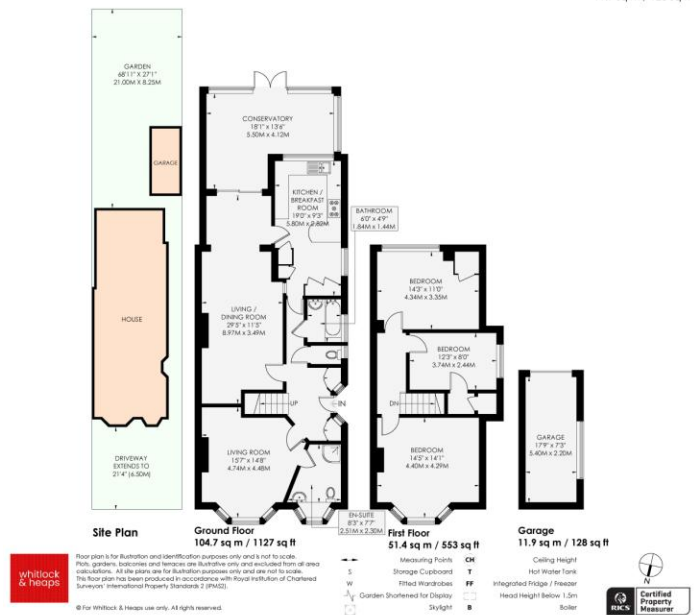
We advise that you check this information, we will not be held responsible if the council tax band differs when occupying the property.

BEING SOLD ON THE INSTRUCTIONS OF RECEIVERS. By order of J Ansher & B Tobin as joint LPA receivers



HANGLETON ROAD
HOVE

APPROXIMATE GROSS INTERNAL AREA
156.1 sq m / 1680 sq ft
INCLUDING LIMITED USE AREA OF GARAGE
11.9 sq m / 128 sq ft



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