

austin gray

31 Hangleton Road

Hove, BN3 7GG

Guide Price £750,000 - £800,000



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31 Hangleton Road

A detached 1930s architect designed home redesigned for modern life offering generous living space, period features and a beautifully established rear garden, conveniently situated in a popular residential area of Hove.

The welcoming entrance hall retains original floorboards and period doors, leading to a spacious living and dining room with an original working fireplace and excellent natural light. The adjoining kitchen features bespoke bamboo worktops and a breakfast bar, while bi-fold doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family life.

The ground floor provides three bedrooms, including a principal bedroom with en-suite facilities, alongside a separate family bathroom. The house has been completely refurbished in the last few years.

Stairs lead to the first floor, where two versatile loft rooms and a separate shower room enjoy far-reaching views towards the sea. This additional space offers flexibility, the home is currently configured as four bedrooms and two living rooms.





Outside, a tiered front garden leads to a private driveway providing parking for two vehicles, alongside a garage currently arranged as a utility and storage area.

The secluded rear garden is a particular highlight, enjoying a south-easterly aspect with established roses, perennial planting, fruit trees and mature shrubs. Patio seating areas provide inviting spots to relax, while a dedicated firepit area offers a lovely place to enjoy the evening sun.

Hangleton Road is well placed for local shops, bus services, Portslade and Hove railway stations, as well as access to the South Downs. Local schools include Goldstone primary, Blatchington Mill, Hove Park and Cardinal Newman.

An individual home offering character, flexible accommodation, private parking and a delightful garden, with convenient access to the wider amenities of Brighton and Hove.



HANGLETON ROAD

Approximate Gross Internal Area (including Garage) = 162.25 sq m / 1746.80 sq ft
 Illustration for identification purposes only, measurements are approximate, not to scale.
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GROUND FLOOR
 Approximate Floor Area 114.77 sq ft (106.63 sq m)
 Living Room/Dining Room (28' 6" x 11' 5")
 Kitchen (11' 6" x 8' 10")
 Bedroom (11' 1" x 7' 5")
 Bedroom (9' 5" x 7' 5")
 Bedroom (11' 1" x 9' 0")
 Bath (5' 6" x 7' 5")
 Garage (11' 6" x 16' 2")
 Utility Room (2' 5" x 4')
 Loft (7' 5" x 5')

FIRST FLOOR
 Approximate Floor Area 418.18 sq ft (38.85 sq m)
 Bedroom (13' 9" x 10' 11")
 Bedroom (8' 1" x 9' 5")
 Bath (5' 6" x 7' 5")
 Loft (13' 9" x 11' 7")

GARAGE
 Approximate Floor Area 126.26 sq ft (11.73 sq m)
 Garage (11' 6" x 16' 2")
 Utility Room (2' 5" x 4')

A map of the area around Boulder Brighton, showing roads like Old Shoreham Rd, Hangleton Rd, and Portslade. A purple pin marks a location near the intersection of Old Shoreham Rd and Hangleton Rd. The map includes labels for various roads such as Old Shoreham Rd, Hangleton Rd, Portslade, Hallyburton Rd, Vale Rd, Benfield Way, Stapley Rd, and Rowan Ave. A green circle with a white dot is located near the top right, and a purple pin is located near the center. The map also shows some green spaces and a road labeled A293.

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