

17 Greenleas

Hove, BN3 8AD

Guide price £600,000

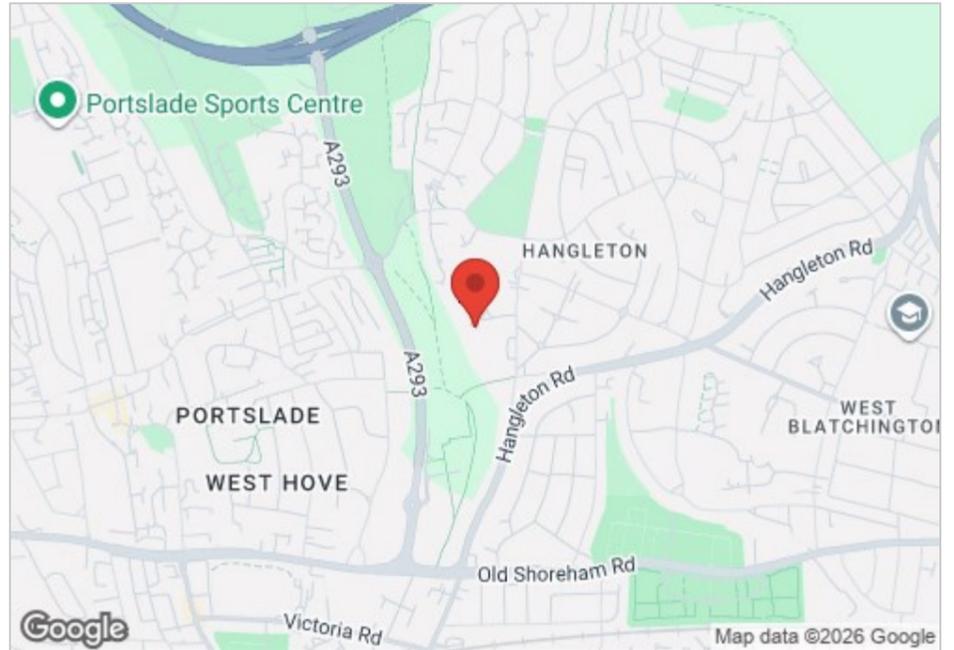
Guide Price £600,000 to £625,000..... Tucked away in a peaceful residential setting and backing directly onto the open spaces of Greenleas Recreation Ground, this exceptional extended three-bedroom bungalow offers luxurious single-level living on a generous, level plot. Boasting a superb west-facing garden and extensive off-street parking, this is a rare opportunity in a sought-after part of Hangleton.

Set behind a gravelled driveway providing parking for several vehicles, the property is beautifully presented throughout and arranged across one expansive level. Upon entering, you're welcomed by a spacious L-shaped hallway leading to three generous double bedrooms and a contemporary, high-end bathroom.

The large living room provides a relaxing retreat, ideal for lazy afternoons or cosy evenings, and flows seamlessly into the open-plan kitchen and dining area. This modern and stylish space is bathed in natural light thanks to two large skylights and wide bi-folding doors that lead directly onto the garden. The kitchen is a true focal point, complete with sleek cabinetry, integrated appliances, stylish worktops, and a central island with a gas hob — perfect for social gatherings or a casual breakfast.

The west-facing rear garden is a true delight. A beautifully designed paved terrace leads directly from the kitchen and is ideal for alfresco dining. The low-maintenance artificial lawn is perfect for children's play, while a wooden summer house at the rear offers versatile use as a home office, gym or garden room. You'll also find gated side access.

There is also excellent potential to further extend into the loft space (subject to the necessary consents), making this home a perfect long-term investment.



- Three Double Bedrooms
- Separate Lounge
- West Facing Garden
- Large Gravelled Driveway
- All On One Level
- Modern Kitchen Dining Room
- Luxury Bathroom
- Garden Summer House
- Backing Onto Greenleas recreation Ground
- Potential To Extend Into The Loft

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		85
(69-80) C		
(55-68) D	71	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

GREENLEAS

Approx. Gross Internal Floor Area (Excluding Outbuilding) = 95.69 sq m / 1029.99 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.



FLOOR PLAN
Approximate Floor Area
1029.99 sq ft
(95.69 sq m)

OUTBUILDING
Approximate Floor Area
77.06 sq ft
(7.16 sq m)



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