



Hangleton Way, HOVE, BN3 8BL

welcome to

Hangleton Way, HOVE

A fantastic opportunity to acquire this beautifully presented ground floor flat, boasting two generous double bedrooms, a sunny south-facing garden, its own private entrance and the benefit of a share of the freehold,



Beautifully Presented Two-Bedroom Ground Floor Apartment with Private Gardens.

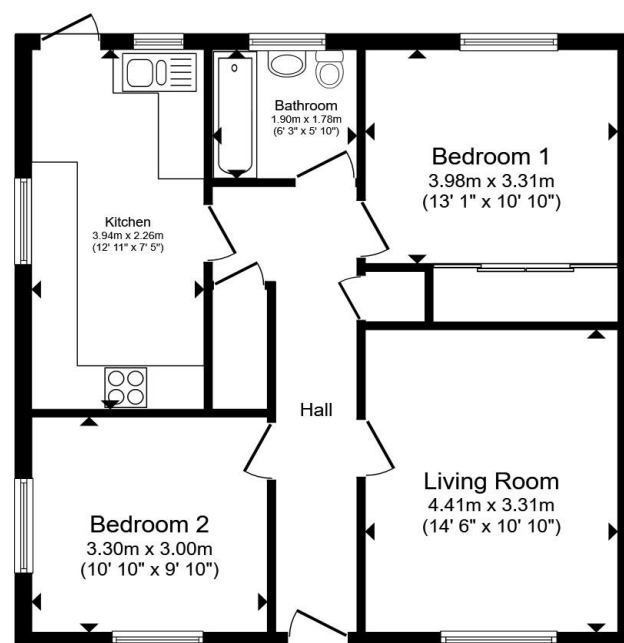
This beautifully presented ground floor apartment offers an exceptional opportunity to acquire a stylish and well-maintained home in the ever-popular Hangleton area of Hove. Benefiting from both private front and rear gardens, its own private entrance, and rear access, the property combines comfort, convenience, and excellent outdoor space, making it ideal for first-time buyers, downsizers, investors, and small families alike.

Upon entering through the private entrance, you are welcomed into a bright and inviting home. The well-proportioned living area provides ample space for both relaxing and dining, while the contemporary kitchen is thoughtfully designed with modern units, quality fittings, and generous worktop space to cater for everyday living.

The apartment features two spacious double bedrooms, offering versatile accommodation to suit a variety of needs. A recently updated shower room has been finished to a modern standard, creating a sleek and practical space. Throughout, the property feels light and airy, benefiting from its ground floor position and well-balanced layout.

A particular highlight of this home is the excellent private outside space. The attractive front garden creates an appealing approach to the property, while the enclosed rear garden provides a wonderful space for entertaining, gardening, or simply enjoying the outdoors, with the added benefit of convenient rear access.

AGENT NOTE - Please note that an AML fee is chargeable to the buyer once an offer is accepted to cover the cost of carrying out the required identity and anti-money laundering checks. Once these checks have been completed, the fee cannot be refunded, even if the property purchase does not go ahead.



Ground Floor

Total floor area 61.5 m² (661 sq.ft.) approx

This floor plan is for illustrative purposes only. It is not drawn to scale. Any measurements, floor areas (including any total floor area), openings and orientation are approximate. No details are guaranteed, they cannot be relied upon for any purpose and they do not form part of any agreement. No liability is taken for any error, omission or misstatement. A party must rely upon its own inspection(s). Powered by www.propertybox.io

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- Rear Access
- Private Garden
- Share Of Freehold
- Own Private Entrance
- Close to A27 Interchange
- Close to Schools and Parks

Tenure: Leasehold EPC Rating: C

Council Tax Band: B Service Charge: 600.00

Ground Rent: Ask Agent

This is a Leasehold property with details as follows; Term of Lease 125 years from 29 Feb 1988. Should you require further information please contact the branch. Please Note additional fees could be incurred for items such as Leasehold packs.

£290,000



Please note the marker reflects the postcode not the actual property

view this property online fox-and-sons.co.uk/Property/CRH110585



Property Ref:
CRH110585 - 0002

1. MONEY LAUNDERING REGULATIONS Intending purchasers will be asked to produce identification documentation at a later stage and we would ask for your co-operation in order that there is no delay in agreeing the sale. 2. These particulars do not constitute part or all of an offer or contract. 3. The measurements indicated are supplied for guidance only and as such must be considered incorrect. Potential buyers are advised to recheck measurements before committing to any expense. 4. We have not tested any apparatus, equipment, fixtures or services and it is in the buyers interest to check the working condition of any appliances. 5. Where an EPC, or a Home Report (Scotland only) is held for this property, it is available for inspection at the branch by appointment. If you require a printed version of a Home Report, you will need to pay a reasonable production charge reflecting printing and other costs. 6. We are not able to offer an opinion either written or verbal on the content of these reports and this must be obtained from your legal representative. 7. Whilst we take care in preparing these reports, a buyer should ensure that his/her legal representative confirms as soon as possible all matters relating to title including the extent and boundaries of the property and other important matters before exchange of contracts.

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