



313 Hangleton Road  
Hove, BN3 7LR

Offers In The Region Of £700,000



# 313 Hangleton Road

Hove, BN3 7LR

A RARELY AVAILABLE ATTRACTIVE BAY FRONDED EXTENDED DETACHED FAMILY HOUSE IN CONVENIENT LOCATION.

Situated in Hangleton Road between Court Farm Road and Nevill Avenue. Local shopping facilities are available at the Grenadier shopping parade and the property is also well situated for local amenities including doctors, dentist, schools as well as access to the A27/A23. Buses pass by providing access to most parts of town including central Hove and Brighton. Aldrington mainline railway station is located approximately 1 mile away with its commuter links to London.

ENTRANCE PORCH

INNER FRONT DOOR

ENTRANCE HALLWAY

LOUNGE  
14'2 x 12'11 (4.32m x 3.94m)

KITCHEN/DINER  
12'1 x 10'10 (3.68m x 3.30m)

RECEPTION ROOM 2  
16'4 x 13'3 (4.98m x 4.04m)

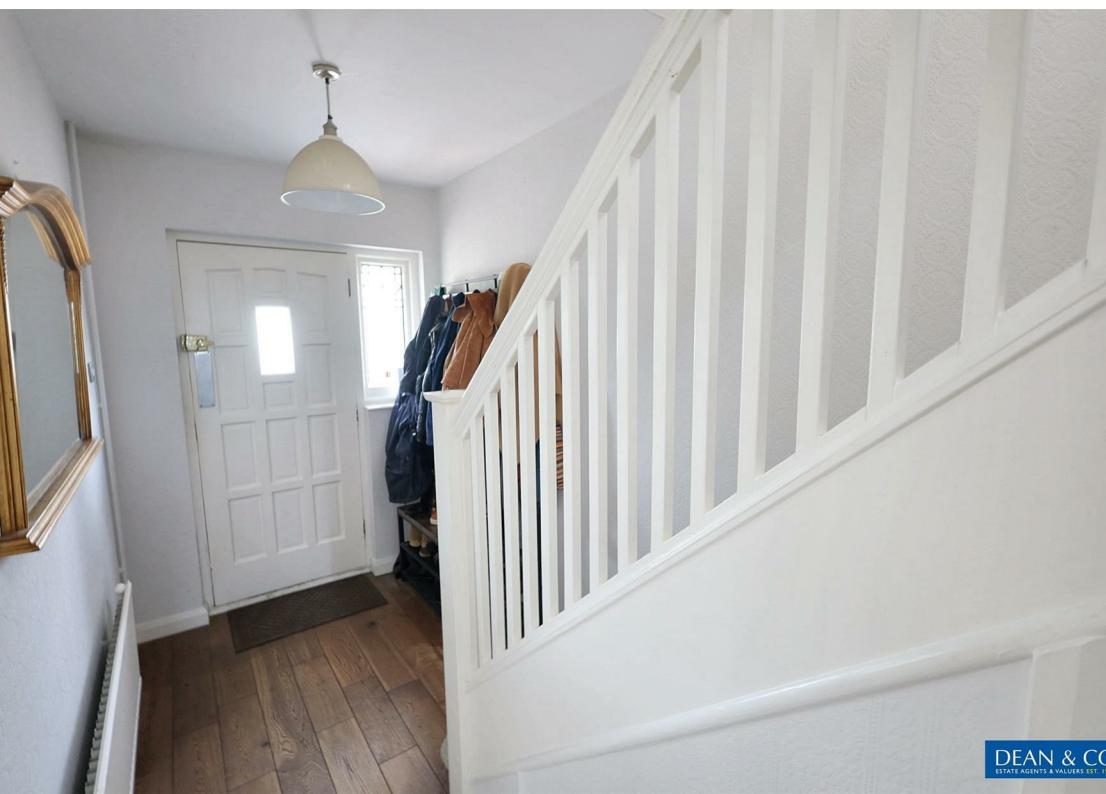
CONSERVATORY  
11'1 x 10'6 (3.38m x 3.20m)

UTILITY/SHOWER ROOM/W.C  
9'3 x 7'5 (2.82m x 2.26m)

W.C.

STAIRS

FIRST FLOOR LANDING





**BEDROOM TWO**  
14'2 x 9'11 to wardrobe front (4.32m x 3.02m to wardrobe front)

**BEDROOM FOUR**  
6'5 x 6'3 (1.96m x 1.91m)

**SHOWER ROOM (FORMERLY BATHROOM)**

**SEPARATE W.C.**

**INNER LANDING**

**BEDROOM THREE**  
11'8 x 8'11 (3.56m x 2.72m)

**BEDROOM ONE**  
13'3 x 11'10 (4.04m x 3.61m)

**OUTSIDE**

**FRONT GARDEN**

**DRIVEWAY**

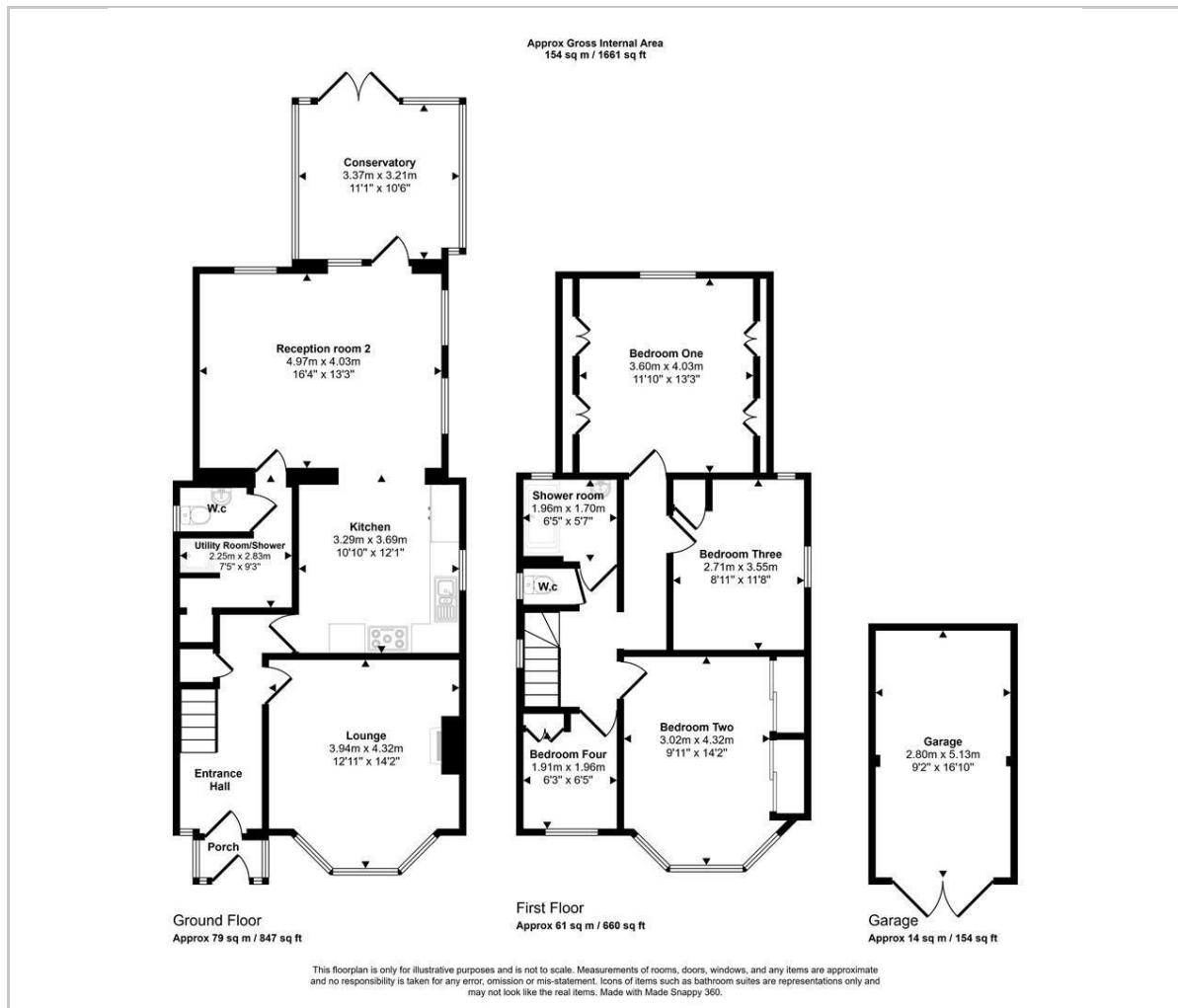
**GARAGE**  
16'10 x 9'2 (5.13m x 2.79m)

**REAR GARDEN**

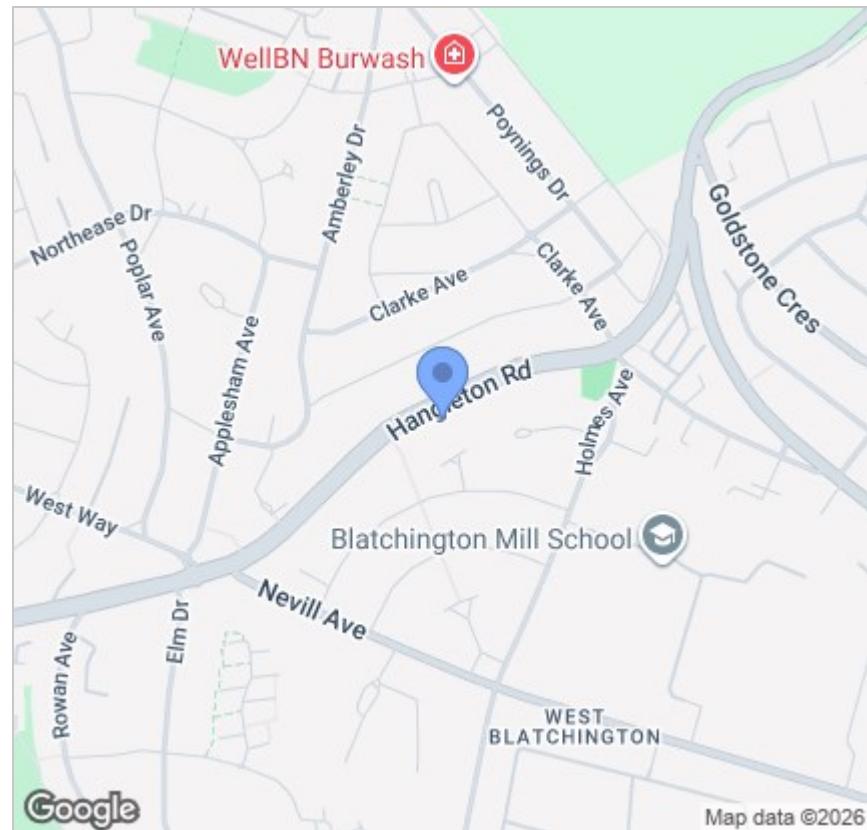
**COUNCIL TAX - Band D**



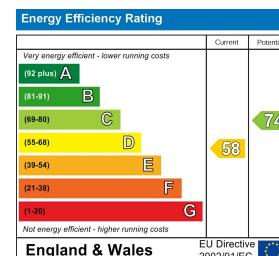
## Floor Plan



## Area Map



## Energy Efficiency Graph



## Viewing

Please contact our Hove Office on 01273 721061  
if you wish to arrange a viewing appointment for this property or require further information.

These particulars, whilst believed to be accurate are set out as a general outline only for guidance and do not constitute any part of an offer or contract. Intending purchasers should not rely on them as statements of representation of fact, but must satisfy themselves by inspection or otherwise as to their accuracy. No person in this firms employment has the authority to make or give any representation or warranty in respect of the property.