

# Poynings Drive

## Hove

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## Poynings Drive Hove



1

BEDROOM

1

RECEPTION

1

BATHROOM

## About the property

GUIDE PRICE £240,000 - £250,000

Located in a peaceful residential enclave, this one-bedroom garden flat offers a comfortable home in a highly sought-after part of ever-popular Hangleton.

A generously sized reception room sits at the front of the property, with a fireplace and large windows that flood the space with light. There is ample room here for both a dining table and a seating area, creating a versatile and welcoming living space.

The double bedroom overlooks the expansive rear garden and includes built-in cupboard storage. The kitchen is well appointed, with further garden views, while the bathroom is modern, well-proportioned, and thoughtfully finished. A spacious hallway provides access to all rooms and incorporates two useful storage cupboards.

The garden is a particularly attractive feature of the flat — unusually large, it offers a peaceful retreat with a paved terrace, decked seating area, and a generous lawn. Two outdoor storage cupboards add further practicality.

Additionally, the property benefits from off street parking.

Conveniently located with local shopping facilities found in Burwash Road, Court Farm Road as well as the Grenadier shopping parade. Good local bus routes allow for easy access to central Brighton and Hove with mainline railway stations a short distance away with direct links to London allowing for easy commuting. Additionally, the A27 is close by as is the open spaces of Hove Park and the open countryside of the South Downs National Park.





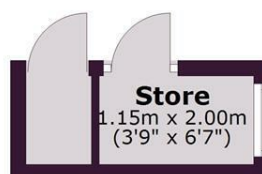
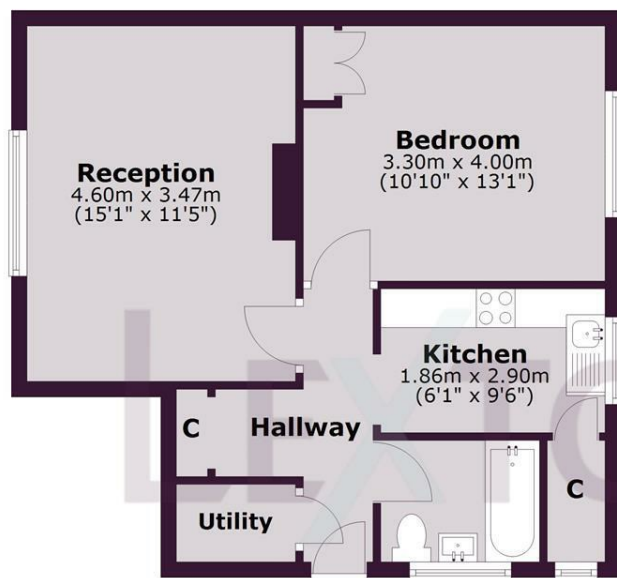




SCAN HERE TO OFFER ON THIS PROPERTY

## Ground Floor

Approx. 50.7 sq. metres (545.4 sq. feet)



Total area: approx. 50.7 sq. metres (545.4 sq. feet)

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Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C	71	79
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

**LEXTONS**

Call our sales team to arrange  
a viewing appointment:

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