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6 Hangleton Road Hove BN3 7GE

Weatherills are very pleased to present this very good sized semi-detached family home with countless benefits including off street parking, an open plan family sized kitchen/dining arrangement, a west facing rear garden, sea views from the top floor and located within striking distance of Portslade Station.



Offers In The Region Of £650,000 Freehold

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Viewing

Call us on 01273 322766 or
email us: sales@wpgsussex.co.uk

Agents Notes

The accommodation is arranged over 3 floors and briefly comprises: 4 BEDROOMS, 2 BATHROOMS, A SPACIOUS RECEPTION HALLWAY, A LARGE OPEN PLAN FAMILY SIZED KITCHEN/DINER AND AN ENTIRELY SEPARATE 'GROWN UPS' LOUNGE.

In terms of outside space the property has a front garden, a driveway which provides access to the off street parking area and a WEST FACING REAR GARDEN which is laid to lawn and has a paved sun terrace. The house is very versatile, arranged over 3 floors and has gas central heating, double glazing, great views including sea views from the top floor and is located approximately 350 yards north of Portslade Station, making it an ideal family home for either a Brighton based or London based employee.

There are excellent local shops, cafes and bus services close by and plenty of good local schools and open green spaces.

- A VERY LARGE AND VERSATILE 3 STOREY FAMILY HOME
- A LOVELY OPEN PLAN KITCHEN, LIVING SPACE AND DINING AREA
- 4 DOUBLE BEDROOMS & 2 BATHROOMS
- A LARGE ENTIRELY SEPARATE 'GROWN UPS' LOUNGE
- FANTASTIC WESTERLY FACING REAR GARDEN

EPC

Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		77
(81-91) B		
(69-80) C		
(55-68) D	56	
(39-54) E		
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales		EU Directive 2002/91/EC

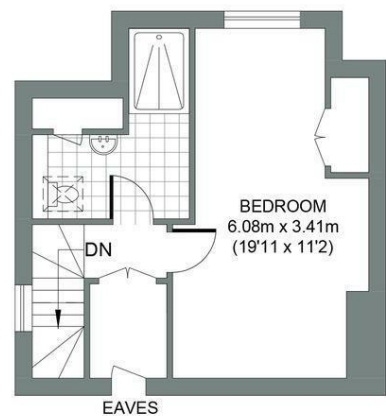
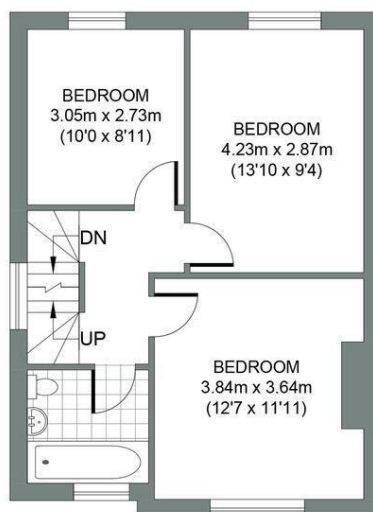
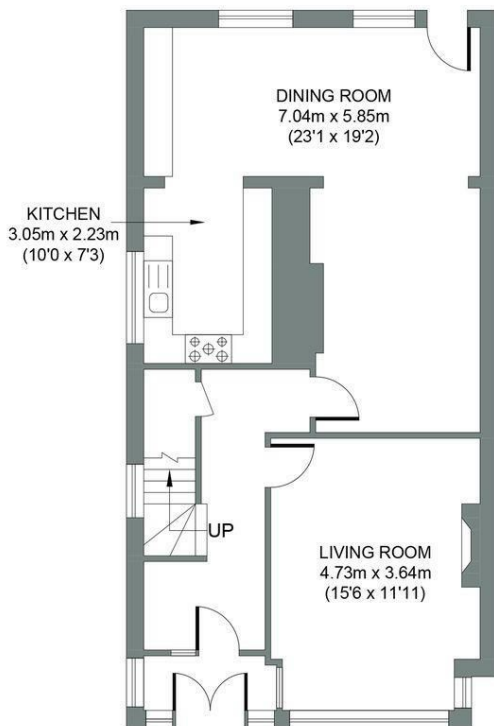


Floor plans

GROUND FLOOR
Approximate Gross Internal Area
69.04 sq m / 743.14 sq ft

FIRST FLOOR
Approximate Gross Internal Area
47.18 sq m / 507.84 sq ft

SECOND FLOOR
Approximate Gross Internal Area
32.88 sq m / 353.91 sq ft



HANGLETON ROAD

Total Area : 149.10m² = 1604.89ft²

Illustration for identification purposes only, measurements are approximate, not to scale.
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