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Company Registration No: 11397540



## 85 Hangleton Road Hove BN3 7GH

The Weatherill Property Group are very pleased to present this generously proportioned, well laid out and good sized family home with accommodation arranged over 3 floors with benefits including a garage, a good sized rear garden, located close to Portslade Station within Hove's ever popular Hangleton area.



### Offers In The Region Of £650,000 Freehold

All of our properties are available to view online at [www.weatherillpropertygroup.co.uk](http://www.weatherillpropertygroup.co.uk)





## Viewing

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

## Agents Notes

Arranged over 3 floors, the accommodation briefly comprises: 5 BEDROOMS, A STUDY (OPTIONAL BEDROOM 6), 2 BATHROOMS, 2 LARGE RECEPTION ROOMS, A KITCHEN WITH AN ADJACENT UTILITY ROOM AND AN ENTRANCE HALL.


In terms of outside space there is a shared driveway leading to a garage, a front garden and a very good sized rear garden. The house has good room sizes, a great layout, gas central heating and fabulous views from the front windows.

Located close to Portslade Railway Station, local shops, good schools and plenty of green spaces within the popular Hangleton area of Hove.

- IMPRESSIVE 3 STOREY SEMI-DETACHED FAMILY HOME
- 5 BEDROOMS PLUS STUDY/OPTIONAL BEDROOM
- 2 BATHROOMS
- 2 LARGE RECEPTION ROOMS
- KITCHEN AND ADJACENT UTILITY ROOM
- SHARED DRIVEWAY AND GARAGE

## EPC

### Energy Efficiency Rating

	Current	Potential
Very energy efficient - lower running costs		
(92 plus) <b>A</b>		<b>79</b>
(81-91) <b>B</b>		
(69-80) <b>C</b>		
(55-68) <b>D</b>	<b>57</b>	
(39-54) <b>E</b>		
(21-38) <b>F</b>		
(1-20) <b>G</b>		
Not energy efficient - higher running costs		
<b>England &amp; Wales</b>	EU Directive 2002/91/EC	



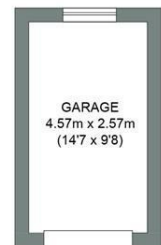
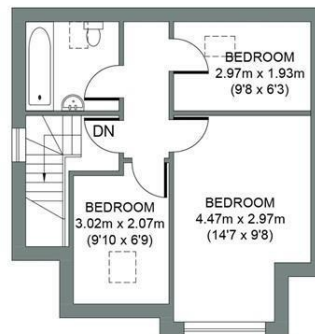
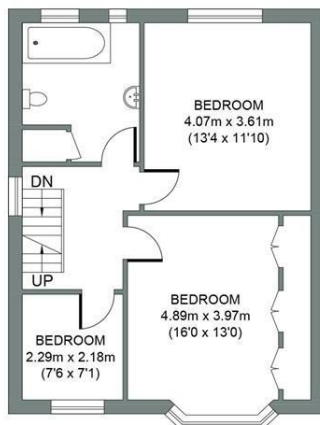
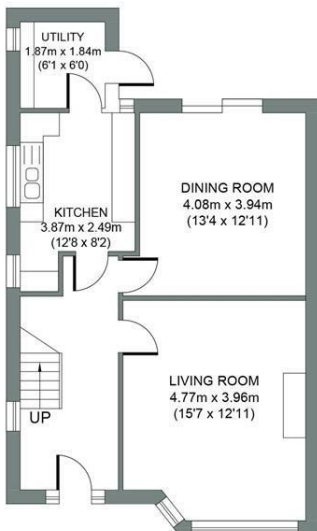
## Floor plans

**GROUND FLOOR**  
Approximate Gross Internal Area  
56.05 sq m / 603.31 sq ft

**FIRST FLOOR**  
Approximate Gross Internal Area  
51.66 sq m / 556.06 sq ft

**SECOND FLOOR**  
Approximate Gross Internal Area  
34.22 sq m / 368.4 sq ft

**GARAGE**  
Approximate Gross Internal Area  
11.74 sq m / 126.36 sq ft



HANGLETON ROAD

Total Area (Excluding Garage) : 141.93m<sup>2</sup> = 1527.77ft<sup>2</sup>

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