

austin gray

31 Hangleton Road

Hove, BN3 7GG

Guide Price £750,000 - £800,000

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31 Hangleton Road

A detached 1930s architect designed home redesigned for modern life offering generous living space, period features and a beautifully established rear garden, conveniently situated in a popular residential area of Hove.

The welcoming entrance hall retains original floorboards and period doors, leading to a spacious living and dining room with an original working fireplace and excellent natural light. The adjoining kitchen features bespoke bamboo worktops and a breakfast bar, while bi-fold doors open directly onto the rear garden, creating an ideal space for entertaining and everyday family life.

The ground floor provides three bedrooms, including a principal bedroom with en-suite facilities, alongside a separate family bathroom. The house has been completely refurbished in the last few years.

Stairs lead to the first floor, where two versatile loft rooms which enjoy far-reaching views towards the sea and a separate shower room. This additional space offers flexibility, the home is currently configured as four bedrooms and two living rooms















Outside, a tiered front garden leads to a private driveway providing parking for two vehicles, alongside a garage currently arranged as a utility and storage area.

The secluded rear garden is a particular highlight, enjoying a south-easterly aspect with established roses, perennial planting, fruit trees and mature shrubs. Patio seating areas provide inviting spots to relax, while a dedicated firepit area offers a lovely place to enjoy the evening sun.

Hangleton Road is well placed for local shops, bus services, Portslade and Hove railway stations, as well as access to the South Downs. Local schools include Goldstone primary, Blatchington Mill, Hove Park and Cardinal Newman.

An individual home offering character, flexible accommodation, private parking and a delightful garden, with convenient access to the wider amenities of Brighton and Hove.







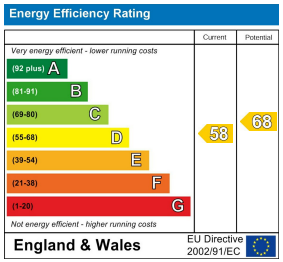
Floor Plan



Area Map



Energy Efficiency Graph



Viewing

Please contact our Austin Gray Residential Office on 01273 232232
if you wish to arrange a viewing appointment for this property or require further information.

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