



ESTATE AGENTS & VALUERS

61 Boundary Road
Hove
Sussex
BN3 5TD

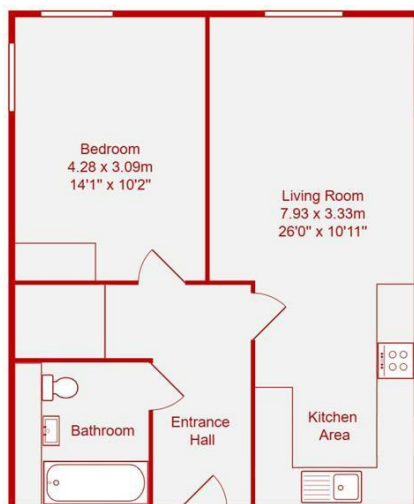
01273 00 99 66
coxandcohomes.co.uk



- Modern One Bedroom Second Floor Apartment
- Lease Length 245 Years Unexpired
- Double Bedroom
- Close To Bus Services
- Modern bathroom
- Allocated Parking Space
- Modern Fitted Kitchen
- Ample Storage Throughout
- Lift Service
- Vendor Suited Short Chain

Hangleton Way, Hove

Price: £275,000 Leasehold



Total Area: 52.5 m² ... 565 ft²

All measurements are approximate and for display purposes only.

Cox & Co are delighted to present this beautifully presented, modern one-bedroom apartment to the market.

Upon entering the property, you are greeted by a spacious entrance hallway featuring a generous storage cupboard—ideal for coats, shoes, and everyday essentials.

The bright and airy living room offers ample space for both a lounge and dining area, enhanced by large windows that flood the room with natural light. Adjacent to this is the well-appointed kitchen, which provides excellent storage and preparation space, along with integrated appliances, including an oven, hob, extractor fan, washing machine, dishwasher, and a fridge-freezer.

The generously sized double bedroom benefits from a built-in wardrobe, providing ample space for additional bedroom furniture and making it both practical and comfortable.

Completing the accommodation is a stylish, fully tiled bathroom with a shower over the bath, offering a clean and modern finish.

Additional benefits include an allocated parking space.

Early viewing is highly recommended.

Lease - 245 Years

Service Charge £139.39 per month

Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B	82	82
(69-80) C		
(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