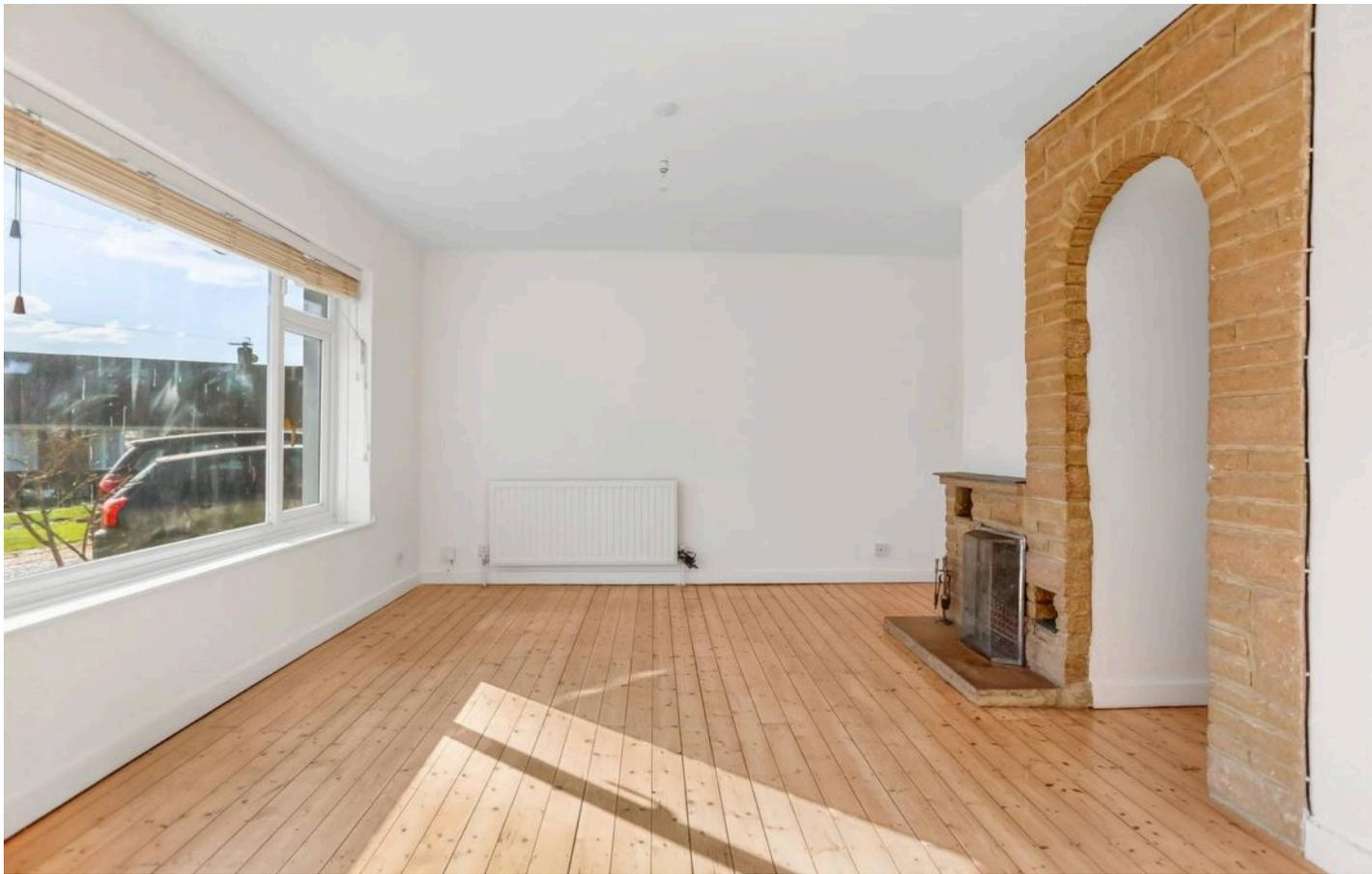




The Down, Hove

East Sussex

Offers Over £575,000



The Down, Hove

Located in the peaceful residential area of Hangleton with close access to the South Downs, a spacious **THREE BEDROOM DETACHED BUNGALOW** with a beautifully maintained rear **WEST-FACING GARDEN, DRIVEWAY & GARAGE**.

Positioned in a quiet cul-de-sac in a family-friendly neighbourhood, this attractive detached home combines generously proportioned living space with a thoughtfully arranged interior that invites an abundance of daylight throughout.

The accommodation features a large living room with an exposed brick fireplace, seamlessly connecting to a dining space with wide patio doors opening onto the garden. From here, the layout continues into a bright, well-appointed kitchen, complete with ample worktop space and an attractive tiled floor. On the ground floor are two double bedrooms, including one benefiting from built-in wardrobes, together with a contemporary shower room and a separate WC. The first floor provides a good-sized additional bedroom.

Outside, the well-maintained rear garden is a true highlight, showcasing established planting, mature trees, a neat lawn, and patio area. The property also benefits from access to a substantial games room, offering excellent potential as a home office, studio space, or fitness area. An attractive front garden sets the property away from the road.





The Local Area

The Down is situated in a quiet setting within easy reach of the green open spaces of the South Downs and access to the A27 and A23. The area offers plenty of natural beauty and panoramic views, while nearby St Helens Park and Hove Park have an abundance of outdoor facilities, ranging from tennis courts, a fingerprint maze and children's playground to a café and miniature railway.

Regular bus services travel into the centre of Brighton and Hove, down to the seafront and out to Devil's Dyke, while both Hove mainline train stations provide convenient routes for commuters to London and Gatwick.

Local schools include Hove Park School, Blatchington Mill School, Goldstone Primary School, Benfield Primary School, along with Hove Junior School.

Further Information

This property is not currently situated in a controlled parking zone. The council tax band is E, which is currently charged at £3,001.52 for 2025/26.

EPC Rating - TBC / Council Tax - E / Parking Zone - N/A

Broadband & Mobile Phone Coverage - Prospective buyers should check the Ofcom Checker Website.

Planning Permissions - Please check the local authority website for any planning permissions that may affect this property or properties close by.

This information has been provided by the seller. Please obtain verification via your legal representative.







Total Area: 156.5 m² ... 1685 ft²

All measurements are approximate and for display purposes only.

Sawyer&Co.
sales & lettings



Sawyer & Co- Hove

52 Church Road, Hove - BN3 2FN

01273 778844 • clientservices@sawyerandco.co.uk • www.sawyerandco.co.uk/

We wish to inform prospective purchasers that we have prepared these sales particulars as a general guide. We have not carried out a detailed survey, nor tested the services, appliances and specific fittings. Room sizes are approximate.