



Honey Croft
Hove, BN3 8EZ



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Offers in excess of £550,000

An immaculately presented four bedroom semi-detached family home situated in a sought after residential location in Hangleton. This delightful property offers generous and well-proportioned living space throughout and stunning views across the downs. The downstairs is very creatively designed with large dual aspect sitting room, fitted kitchen/breakfast room with delightful views, and a 26ft family/dining room with French doors leading out to the garden. The property on the ground floor also boasts ample storage and a large W/C.

Upstairs there are 4 good sized bedrooms. The dual aspect master bedroom is 18ft and has a luxury fitted en-suite shower room with amazing views. Bedroom two has bespoke fitted wardrobes and there is a newly fitted family bathroom.

Throughout, the property is in fantastic condition and provides versatile accommodation for a range of potential purchasers, lending itself particularly well to families.

Externally, this home has the benefit of a delightful rear garden, with stunning views over the downs, enjoying fabulous sunsets in the summer months on the outside paved area enjoying a glass of wine! The property also benefits from off-street parking and a garage/storeroom. In short, this is a wonderful family home, in a very desirable area, perfect for those looking to create wonderful memories with their new family. Viewings advised immediately, book your viewing now to avoid disappointment!

The property also has gas central heating, fabulous westerly views from the rear windows and occupies an enviable position within a very quiet cul-de-sac just off Hangleton Valley Drive in Hove.



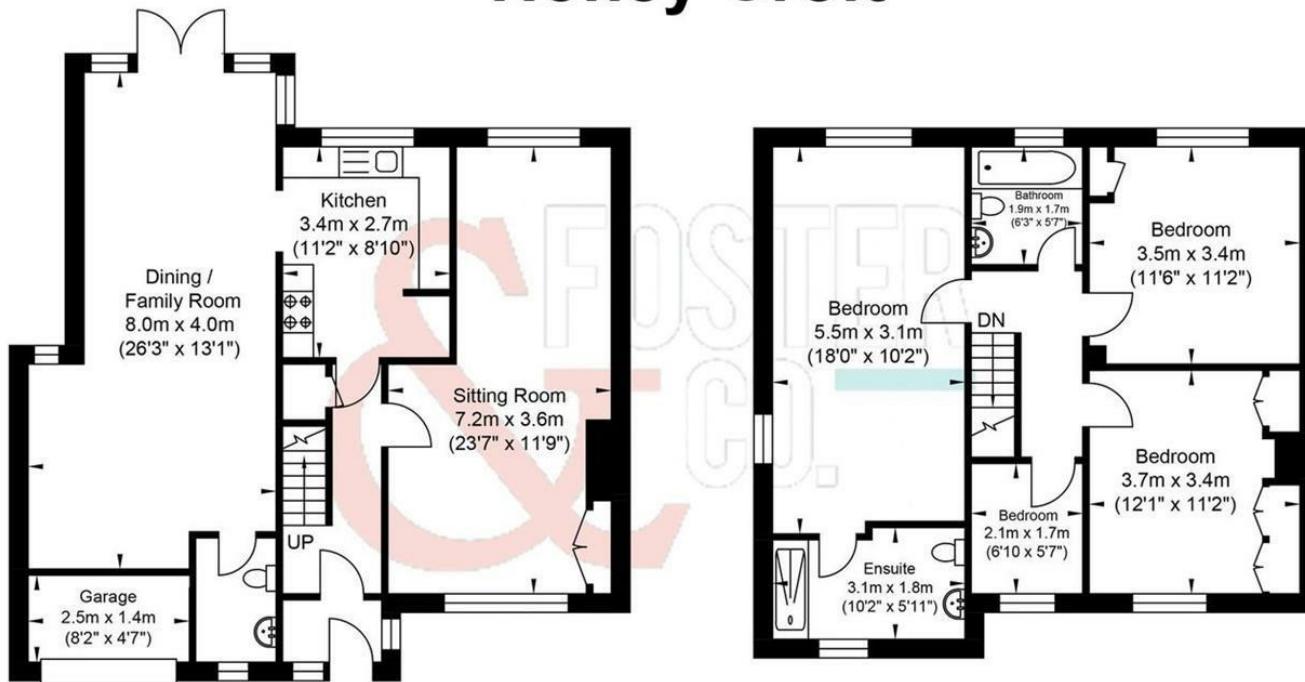
- Semi-Detached
- 2 Large Reception Rooms
- South West Garden
- Great Location
- Fitted Shutters
- 4 Bedrooms
- 2 Luxury Bathrooms
- Off Road Parking
- Fitted Kitchen
- Potential For Loft Conversion

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

Environmental Impact (CO ₂) Rating		Current	Potential
Very environmentally friendly - lower CO ₂ emissions			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not environmentally friendly - higher CO ₂ emissions			
England & Wales	EU Directive 2002/91/EC		



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Ground Floor
Approximate Floor Area
802.12 sq ft
(74.52 sq m)



First Floor
Approximate Floor Area
683.29 sq ft
(63.48 sq m)

Approximate Gross Internal Area (Including Garage) = 138.0 sq m / 1485.42 sq ft
Illustration for identification purposes only, measurements are approximate, not to scale.
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